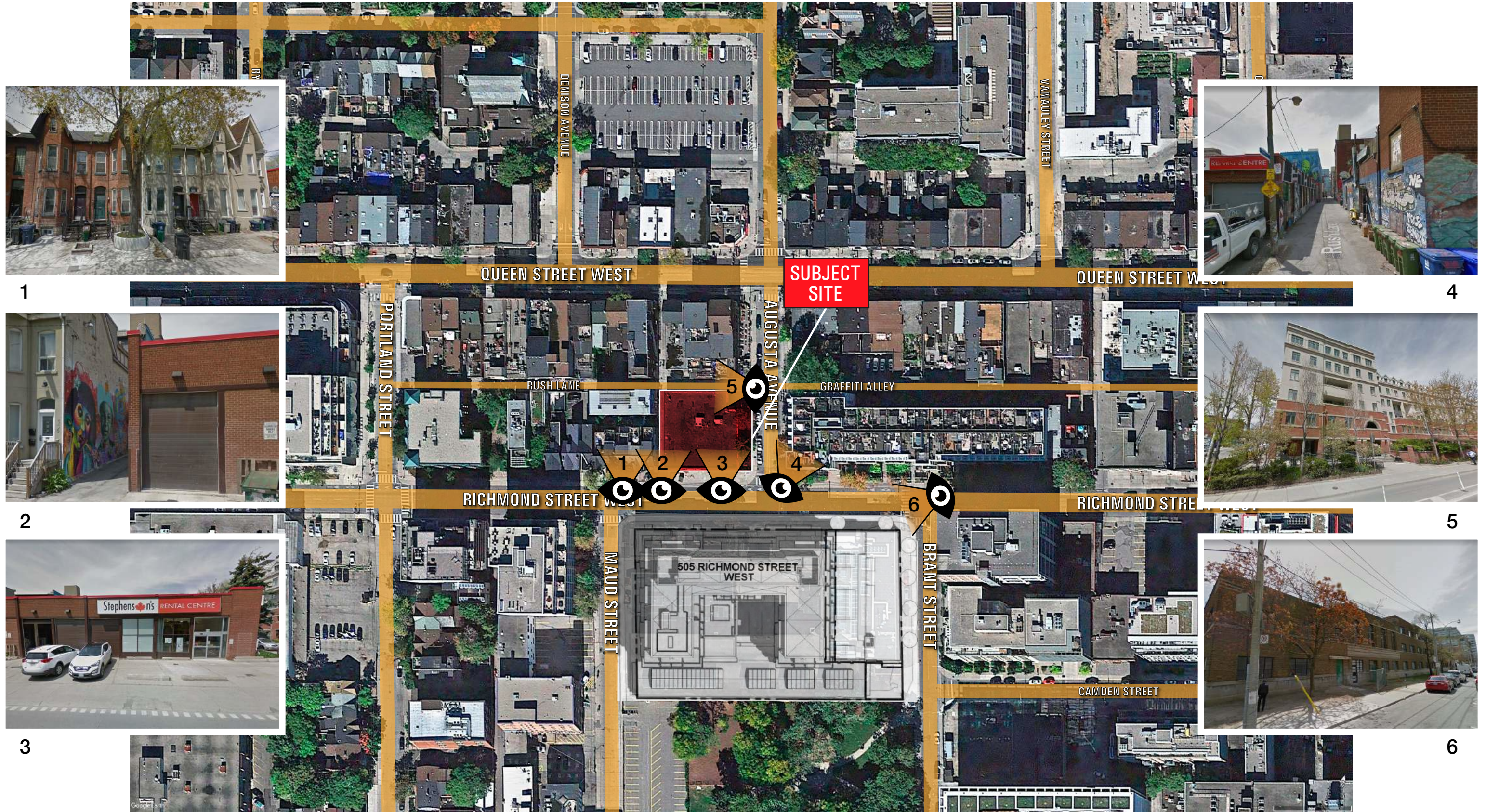


520 Richmond Street West
June 15th 2017



Planning Context



1



2



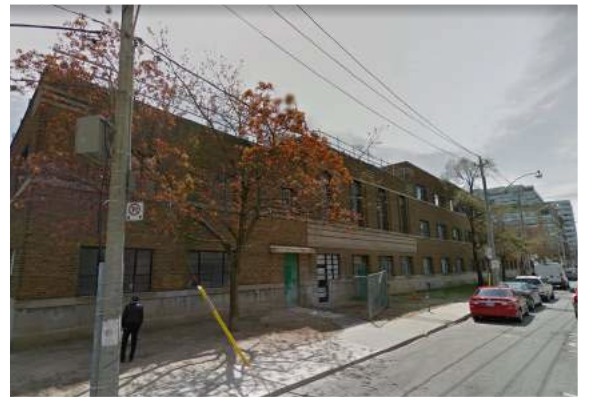
3



4



5



6

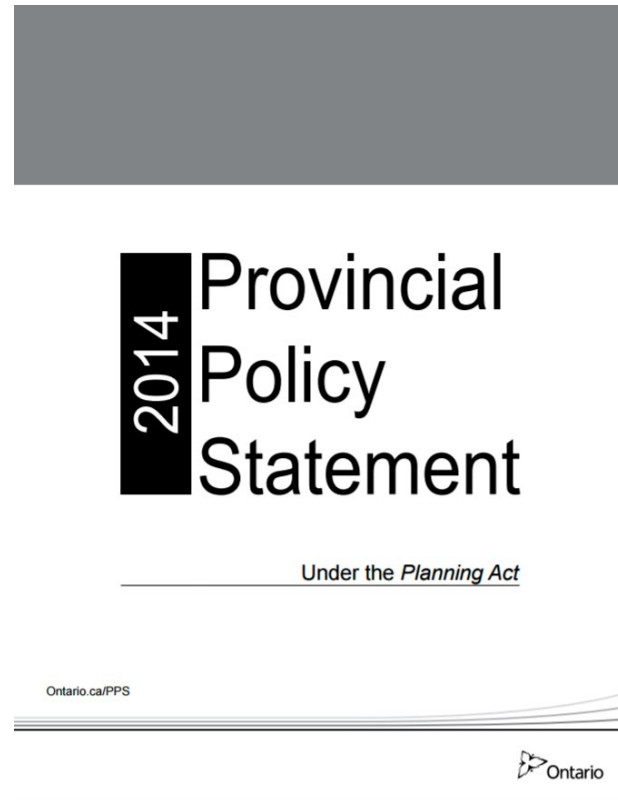
SUBJECT SITE



505 RICHMOND STREET WEST

Provincial Policy Context

Provincial Policy Statement (2014) & Growth Plan for the Greater Golden Horseshoe (2017)

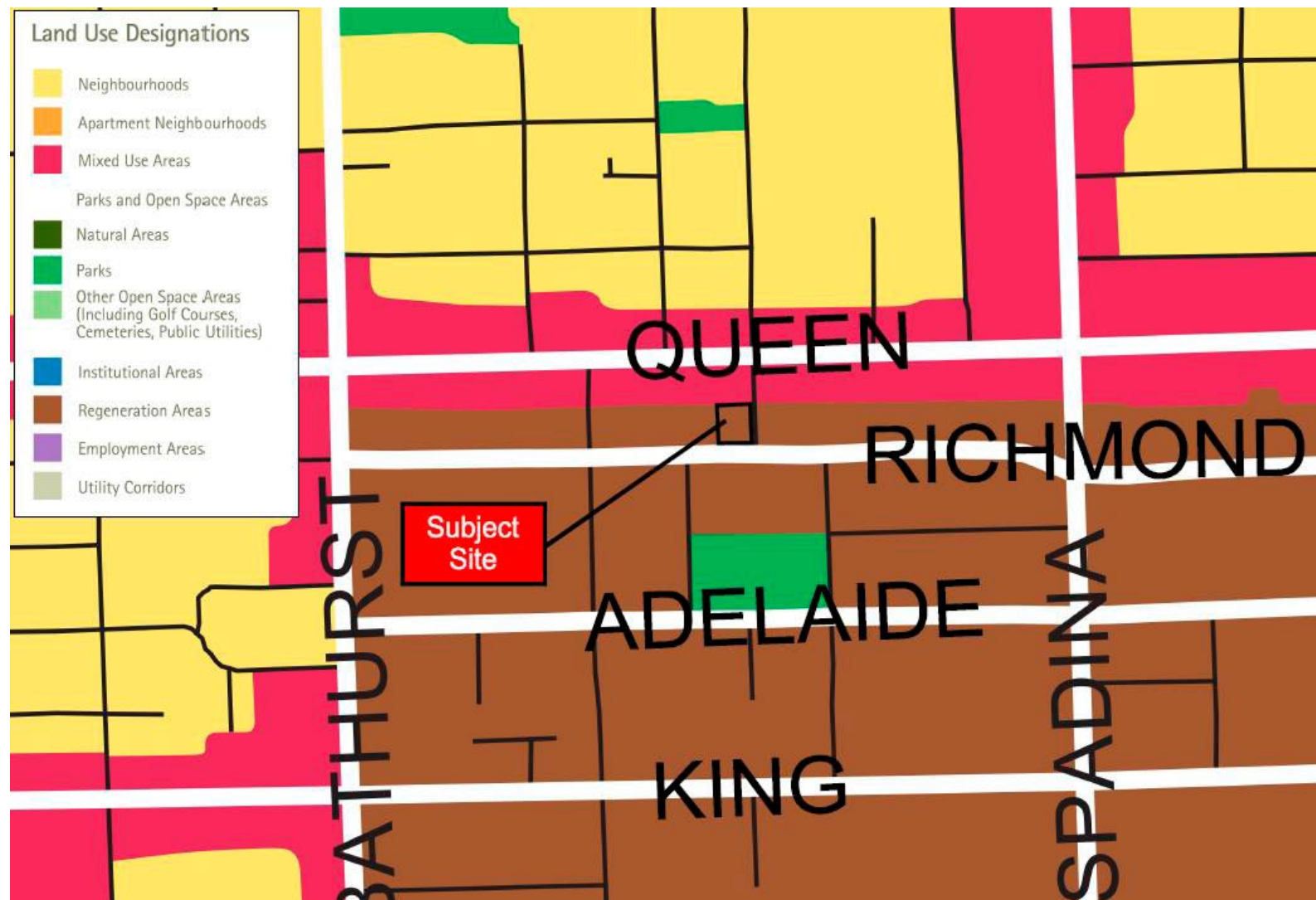


- 10 years ago the Province introduced policies to protect farmland and greenspace and to shape how and where we grow.
- These policies promote intensification, redevelopment and compact built form, particularly in areas well served by public transit.
- The GTA grows by 100,000 every year, by 2041 the population is forecast to be 9.4 million, that's 3 million more than today, we need to accommodate these homes in our existing urban areas by growing up and not out.
- Intensifying neighbourhoods supports local amenities like shops and restaurants.



- New Growth Plan comes into effect on July 1, 2017
- Growth Plan supports mixed-use intensification within built-up urban areas, particularly in proximity to transit.
- The subject site would be considered an “intensification area” (i.e. a focus for accommodating intensification), given that it is located in the Downtown Toronto “Urban Growth Centre”, which is to be planned to accommodate a significant share of population and employment growth.
- Urban Growth Centres are to be planned to achieve a minimum density target of 400 residents and jobs per hectare.

City of Toronto Official Plan



- The subject site is designated “Regeneration Areas”
- Regeneration Areas provide for a broad mix of commercial, residential, light industrial, institutional and live/work uses in an urban form to revitalize areas that are largely vacant or underutilized.
- The King-Spadina Secondary Plan objectives include attracting new investment to the area and providing for a mix of compatible uses.

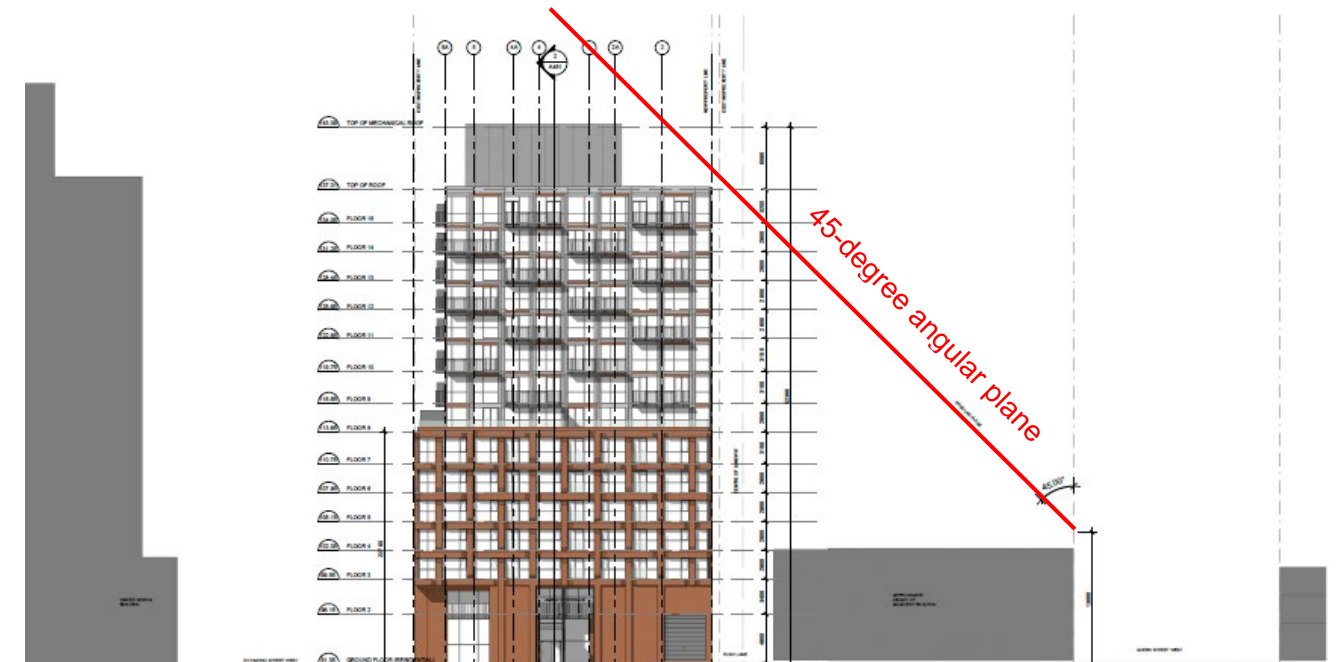
Height Map



LEGEND

#	Height in metres
*	Under Construction
**	Approved/Not yet built
***	Proposed
Grey	1 - 4 storeys
Yellow	5 - 14 storeys
Orange	15 - 30 storeys
Red	31+ storeys
Green	Parks
Red box	Subject Site

- The subject site is in a contextually appropriate location for mixed-use intensification and would fit harmoniously with other existing and approved buildings in the vicinity.
- Within the West Precinct, there are generally taller buildings located closer to Spadina Avenue and Bathurst Street (16-19 storeys), with lower buildings located in the interior of the precinct (12-15 storeys).
- The proposed building at 52.3 metres is in the range of approved heights in the vicinity including Fabrik (57.0m), Waterworks (53.5m), 543-553 Richmond (49.3m), and The Harlowe (46.9m).
- In relation to the Queen Street West Heritage Conservation District to the north, the proposed height and massing would fall below a 45-degree angular plane at a height of 13m along the south side of Queen Street in order to maintain sunlight on the northern sidewalk of Queen Street during the majority of the day.



520 Richmond Street West :
Original Application Summary



Summary of Revisions Undertaken:

- 3.0m stepback introduced on Richmond and Augusta Streets at the top of the 7th floor**
- addition of 2 residential storeys**
- increased floor to ceiling height of the ground floor for improved retail space**
- relocated loading away from laneway**
- significant reconsideration / redesign of building exterior**
- embracing Rush Lane (Graffiti Alley) as a neighbourhood influence**
- formalizing and enhancing pedestrian mid-block connections**

The Site:
Opportunities + Inspirations



520 Richmond - looking West



520 Richmond - looking North



520 Richmond - looking South



Rush Lane / Graffiti Alley



Rush Lane / Graffiti Alley



Rush Lane / Graffiti Alley



Rush Lane / Graffiti Alley



Study Area - The Garment District



Study Area - The Garment District



The Waterworks Development - a “game changer”

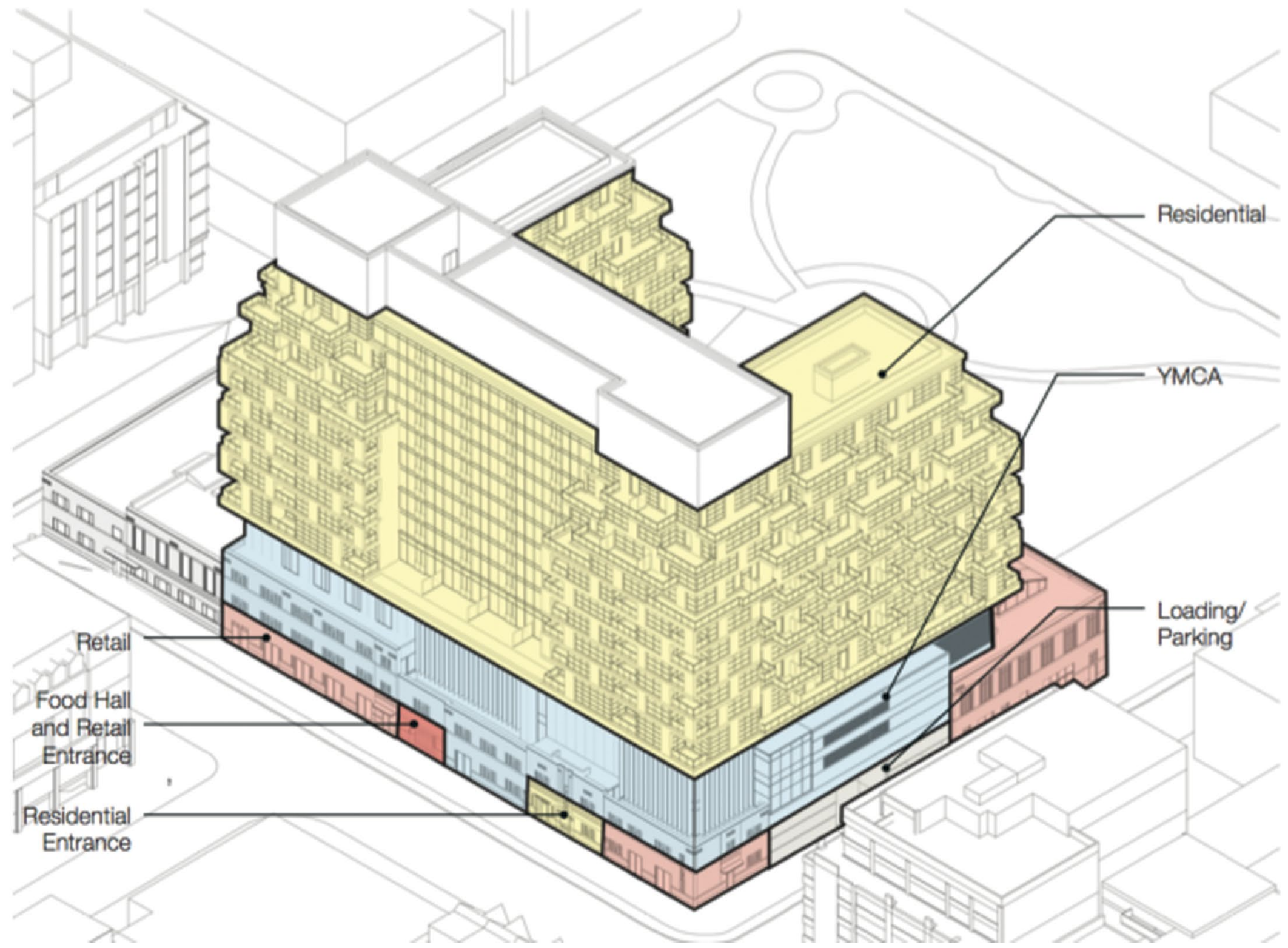


*Old St Andrews Market, Richmond St W
1971*

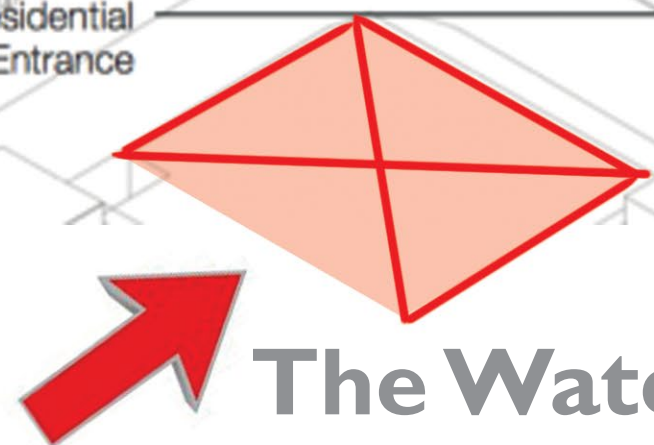
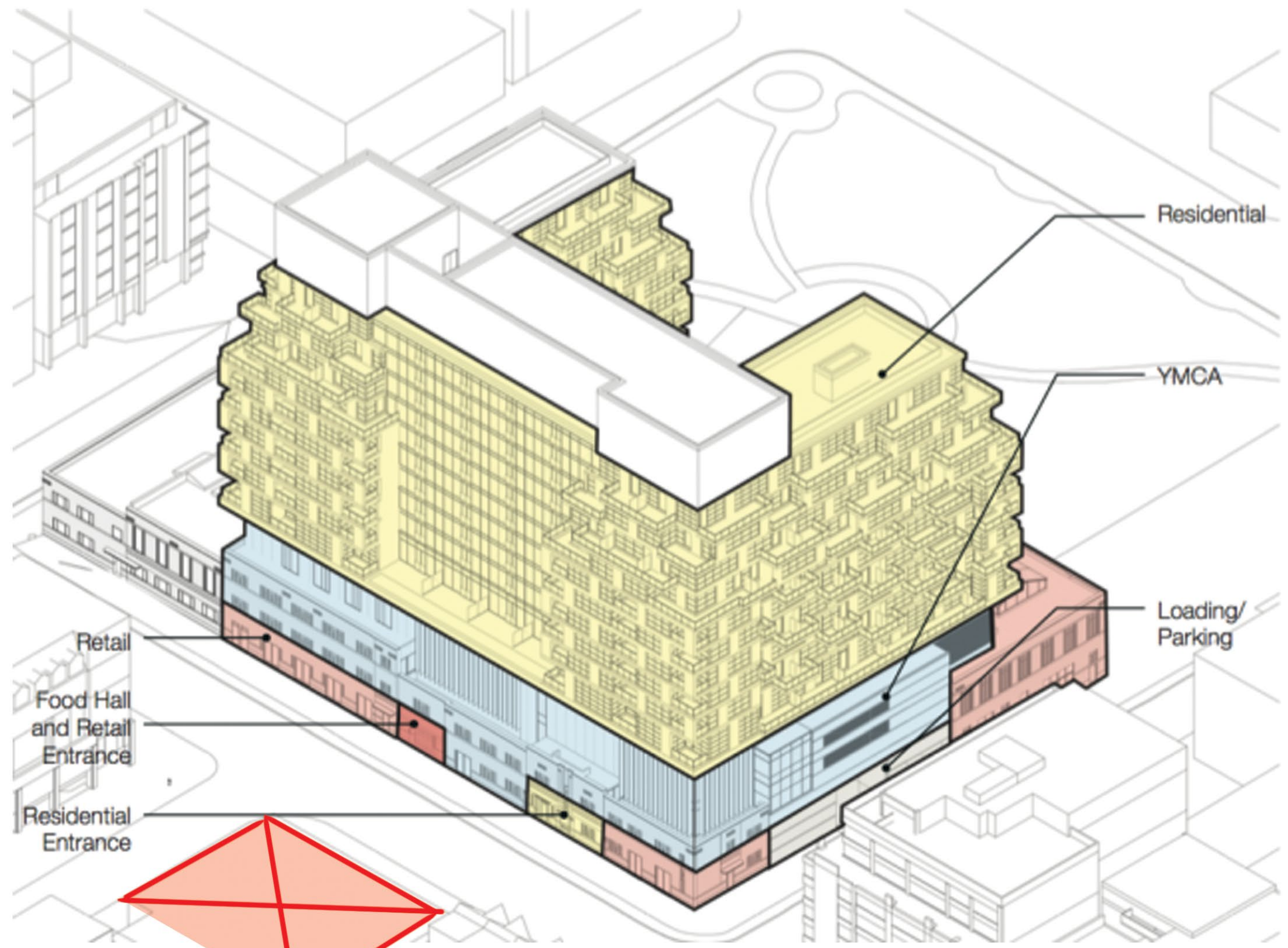
#299
(N349)

City of Toronto Archives, Fonds 1244, f1244_it0299

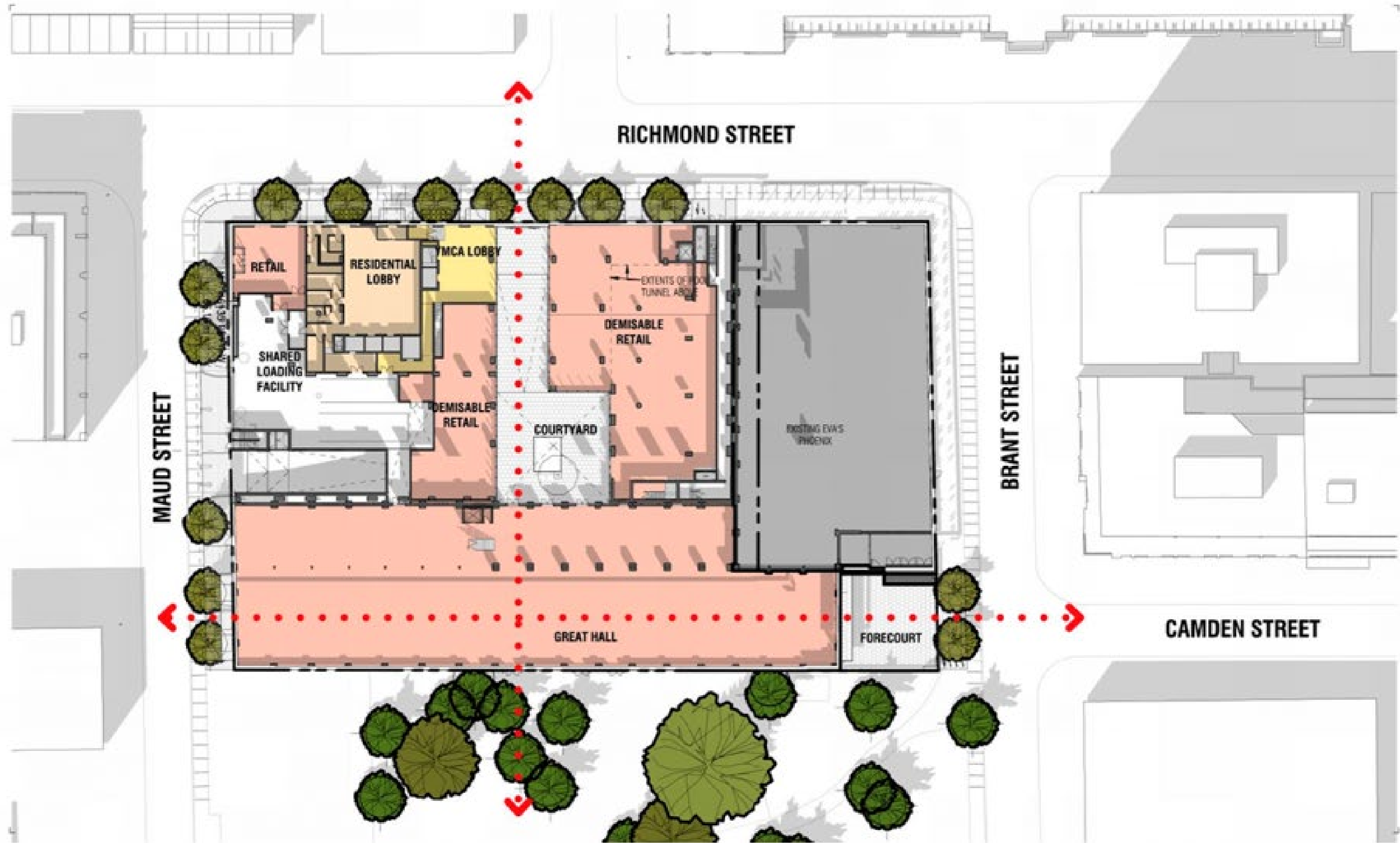
The Waterworks Development - a “game changer”



The Waterworks Development - a “game changer”



The Waterworks Development - a “game changer”



Waterworks context plan

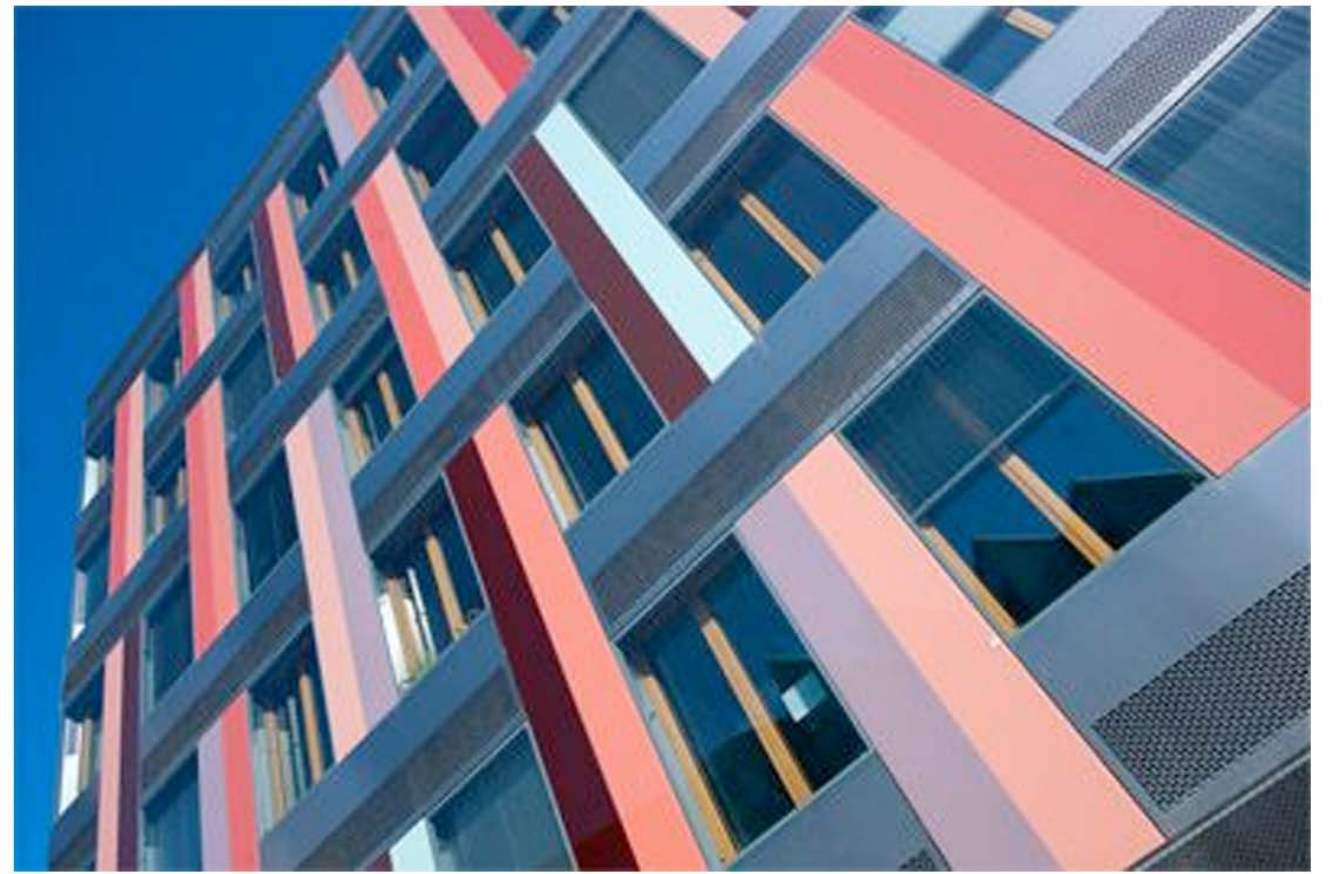


520 Richmond context plan

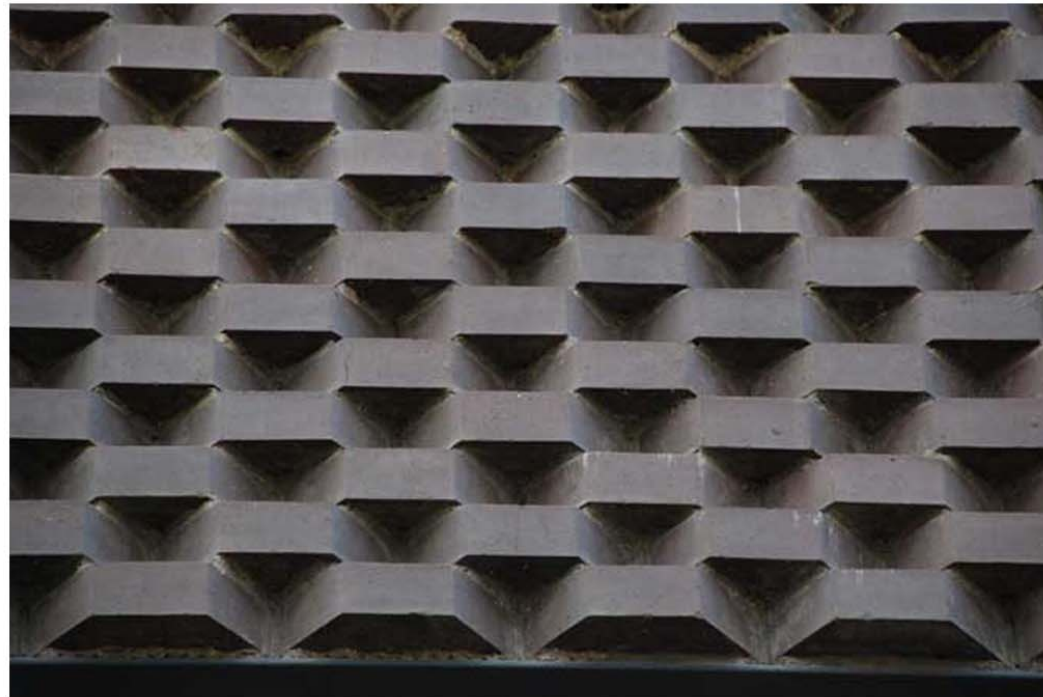
The Design Process: Precedents + Ideas



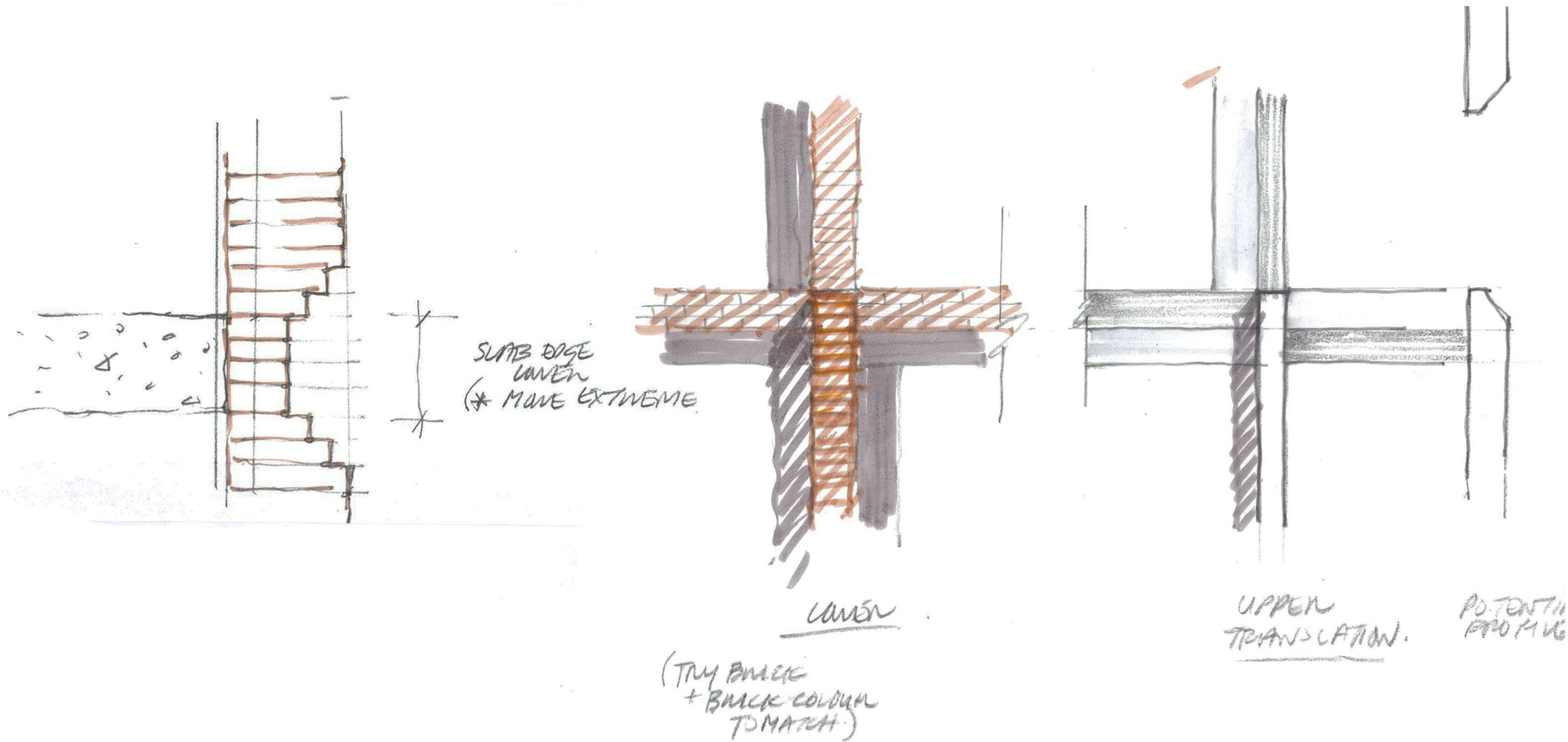
Architectural Precedents - a woven facade



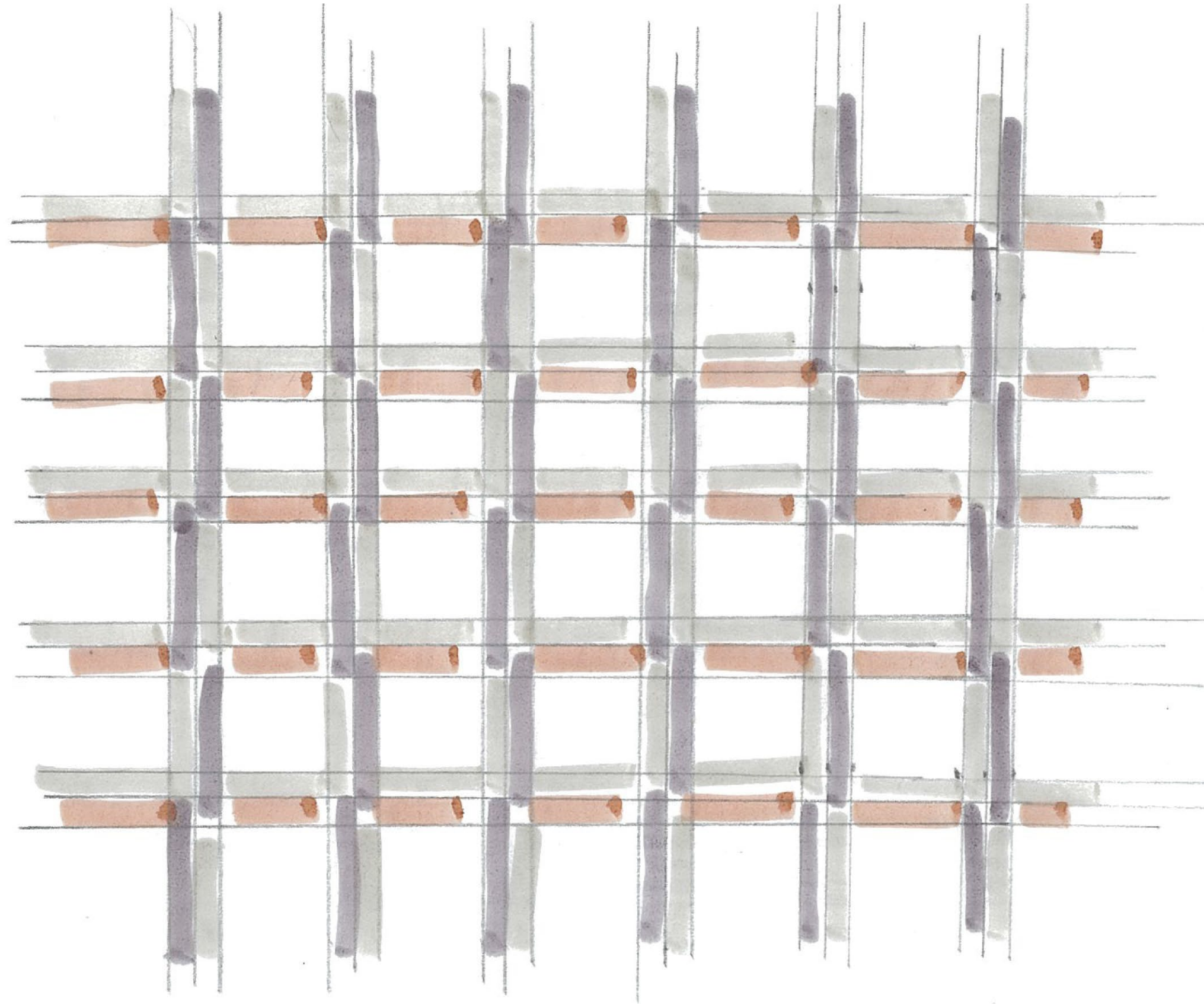
Architectural Precedents - a woven facade



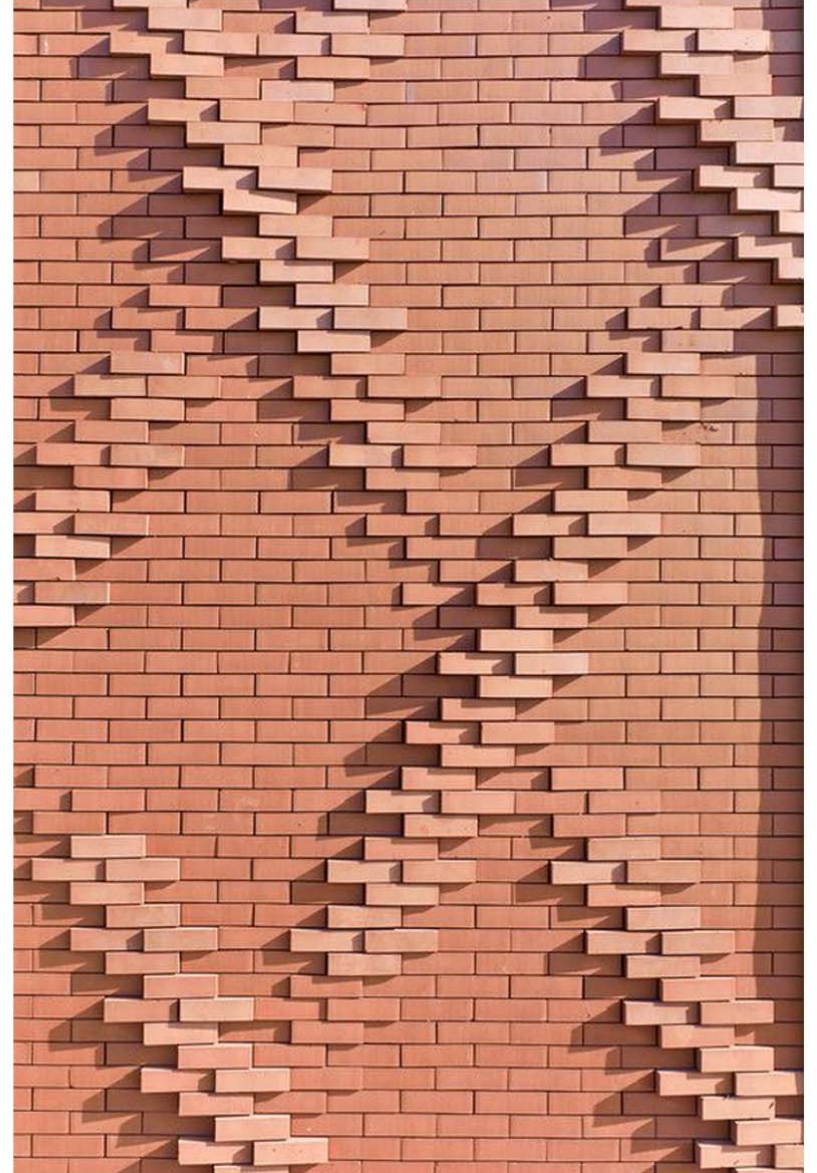
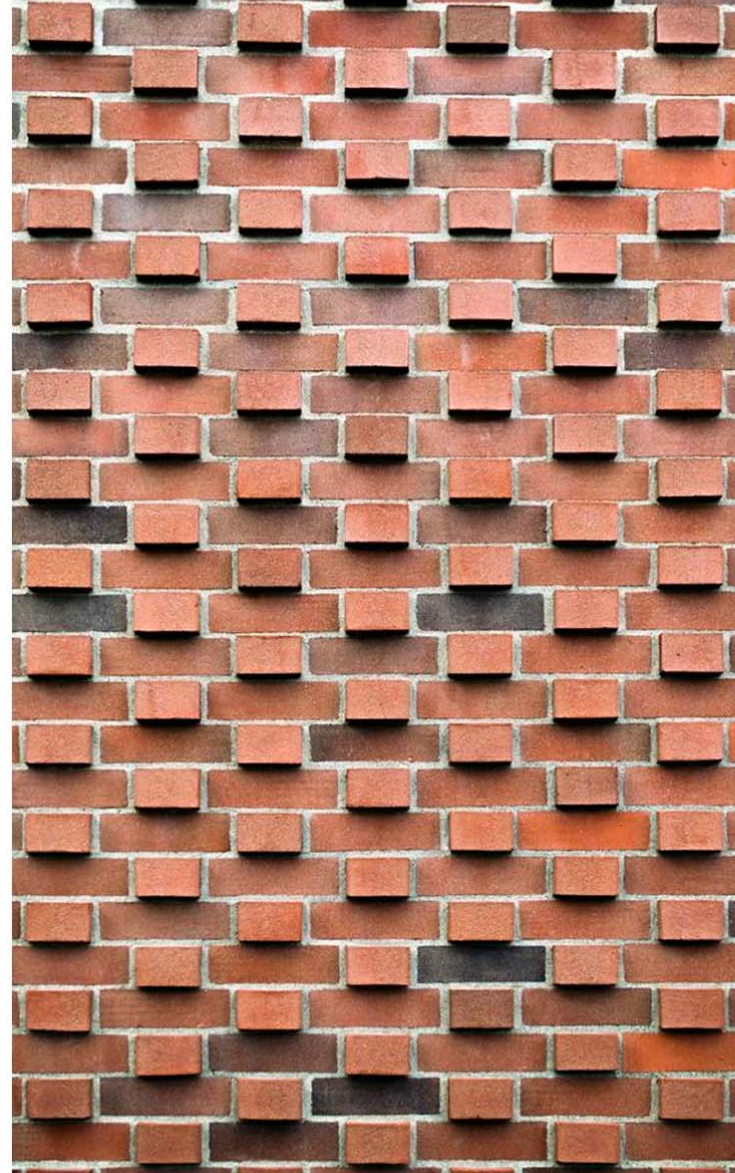
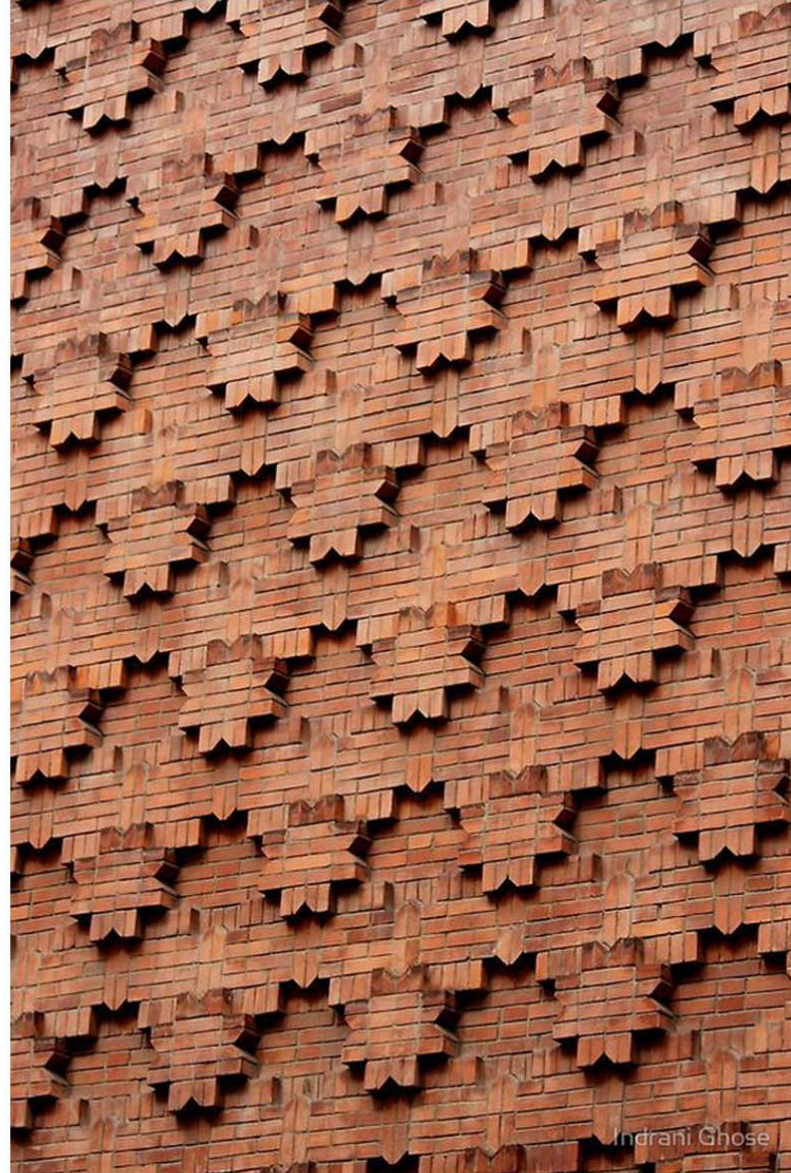
Architectural Precedents - a woven facade



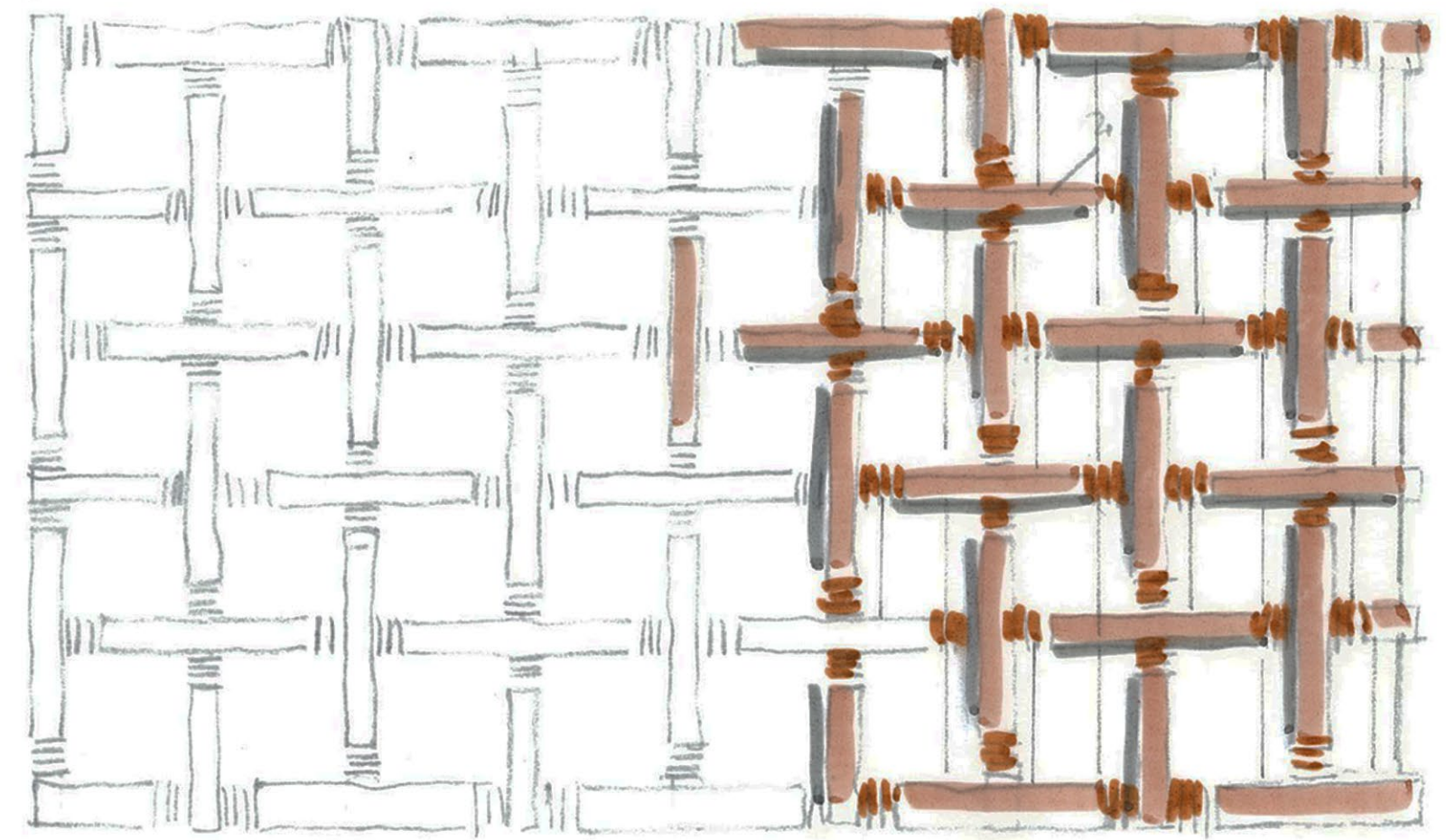
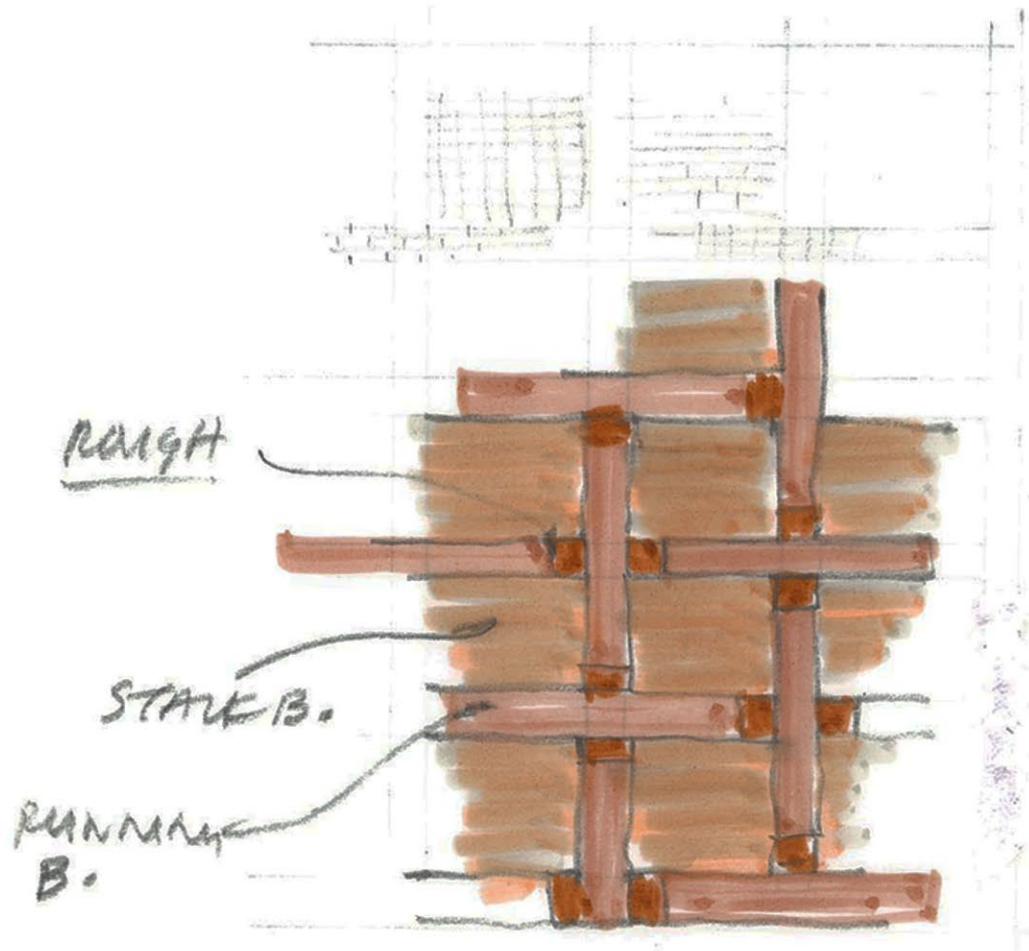
The Process - design sketches



The Process - design sketches



Architectural Precedents - a woven facade



UNRAVEL 3 COLUMN BUCK
 (NO NEUTRAL) WEST. PATTERN
 - MORE SUBTLE (VERSION)
 (PATTERN SAME
 BUCK).

* RICHMOND
 NEAR

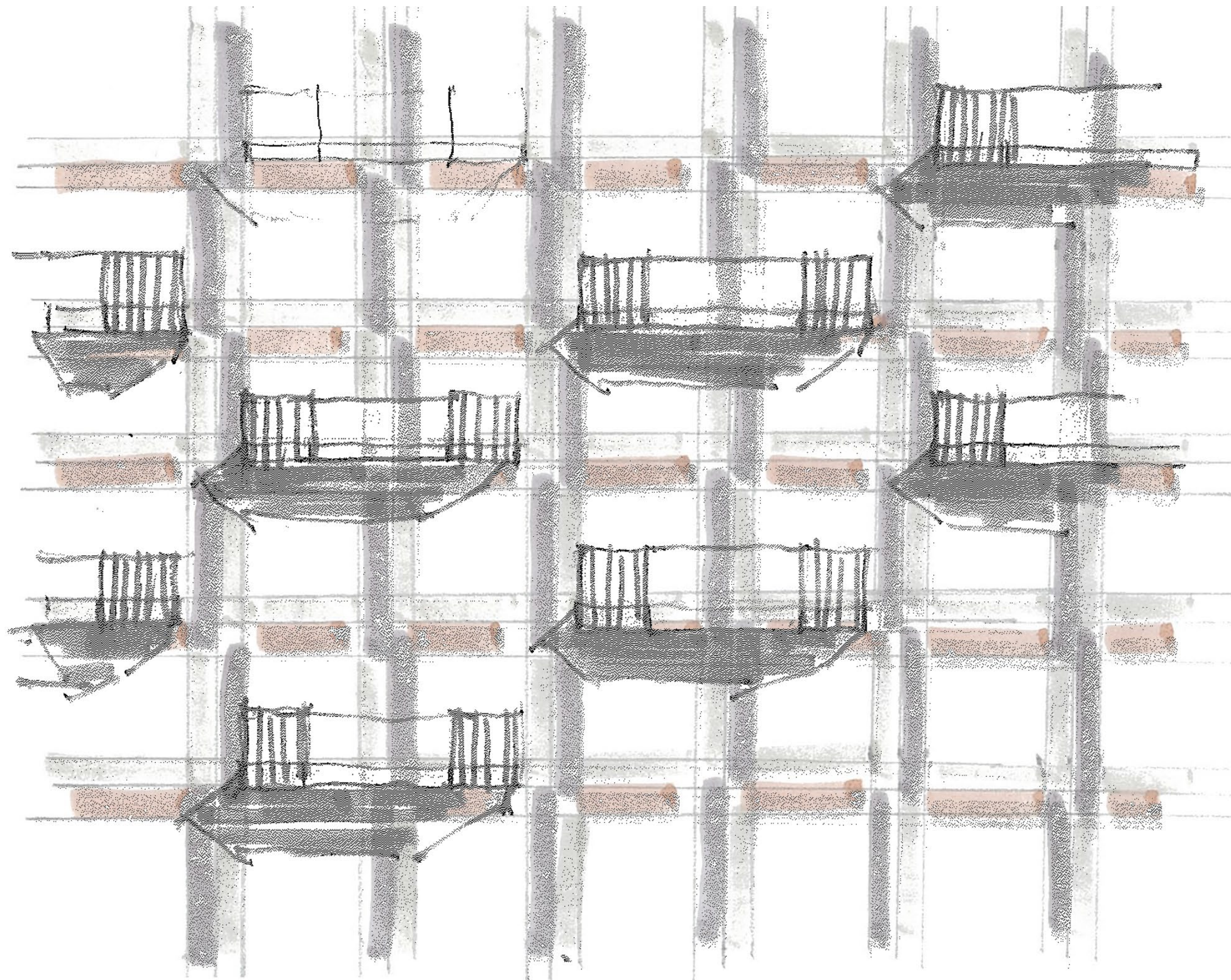
NO COVER
 IS GOOD.

LOWEN EXPRESSION

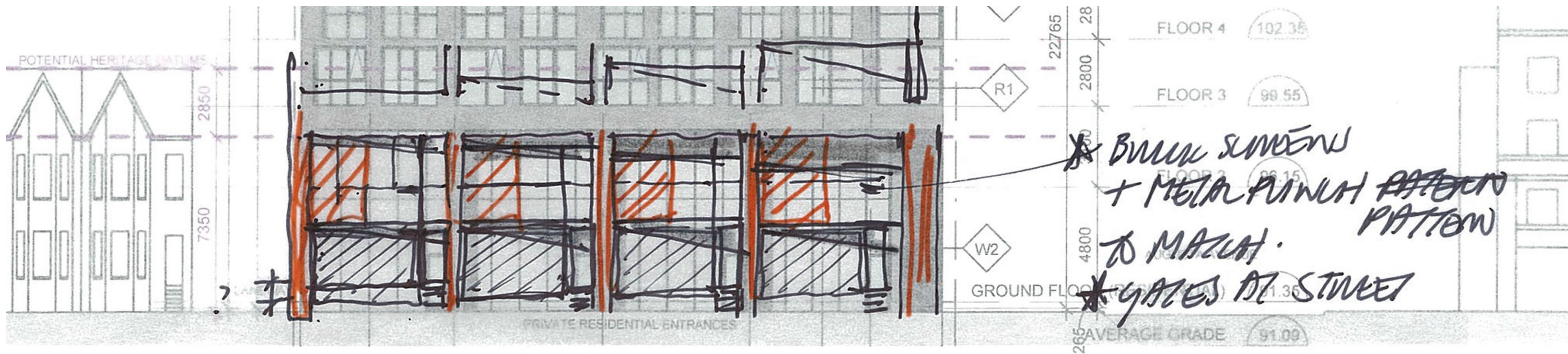
The Process - design sketches



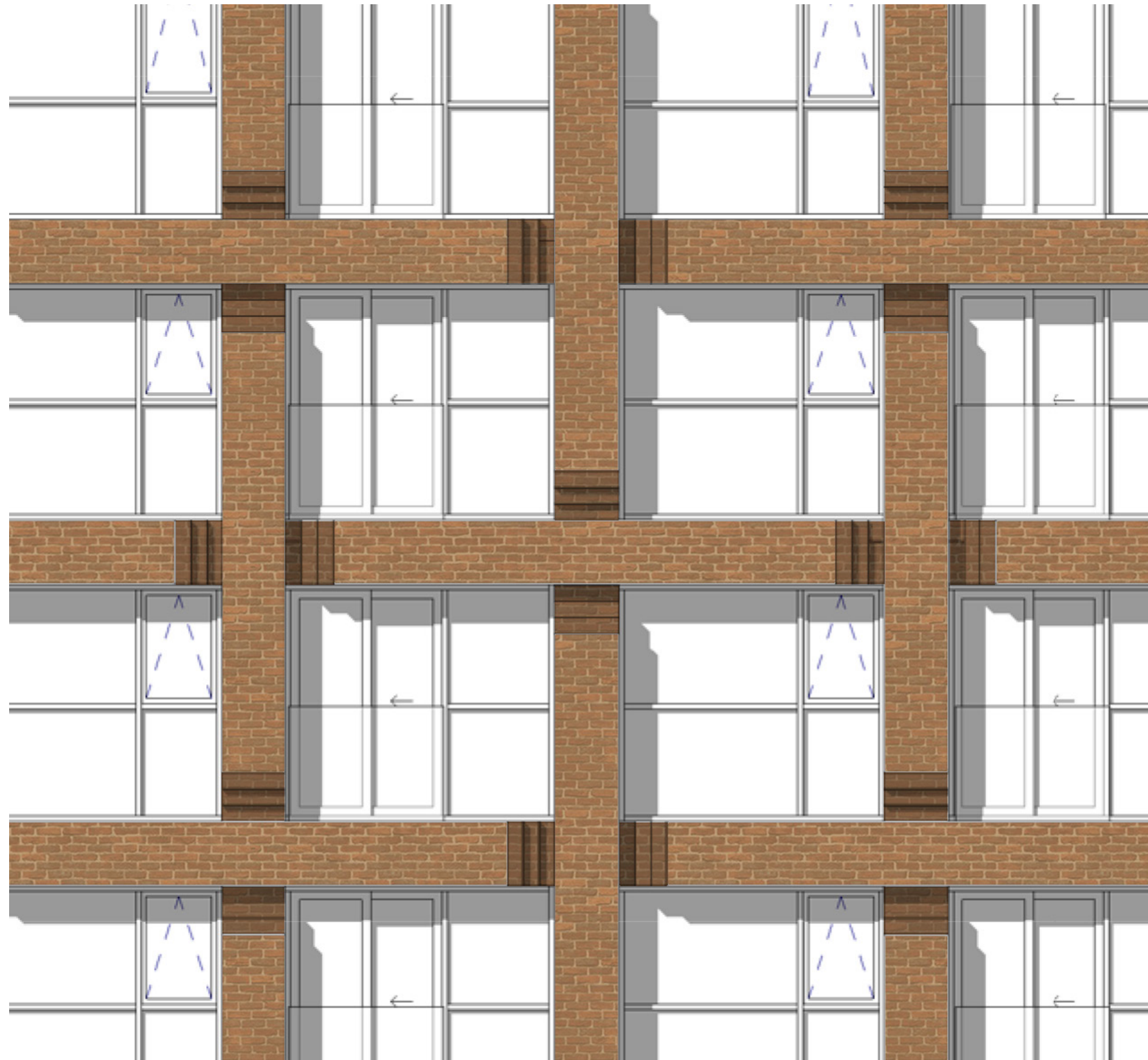
Architectural precedent - balcony treatment



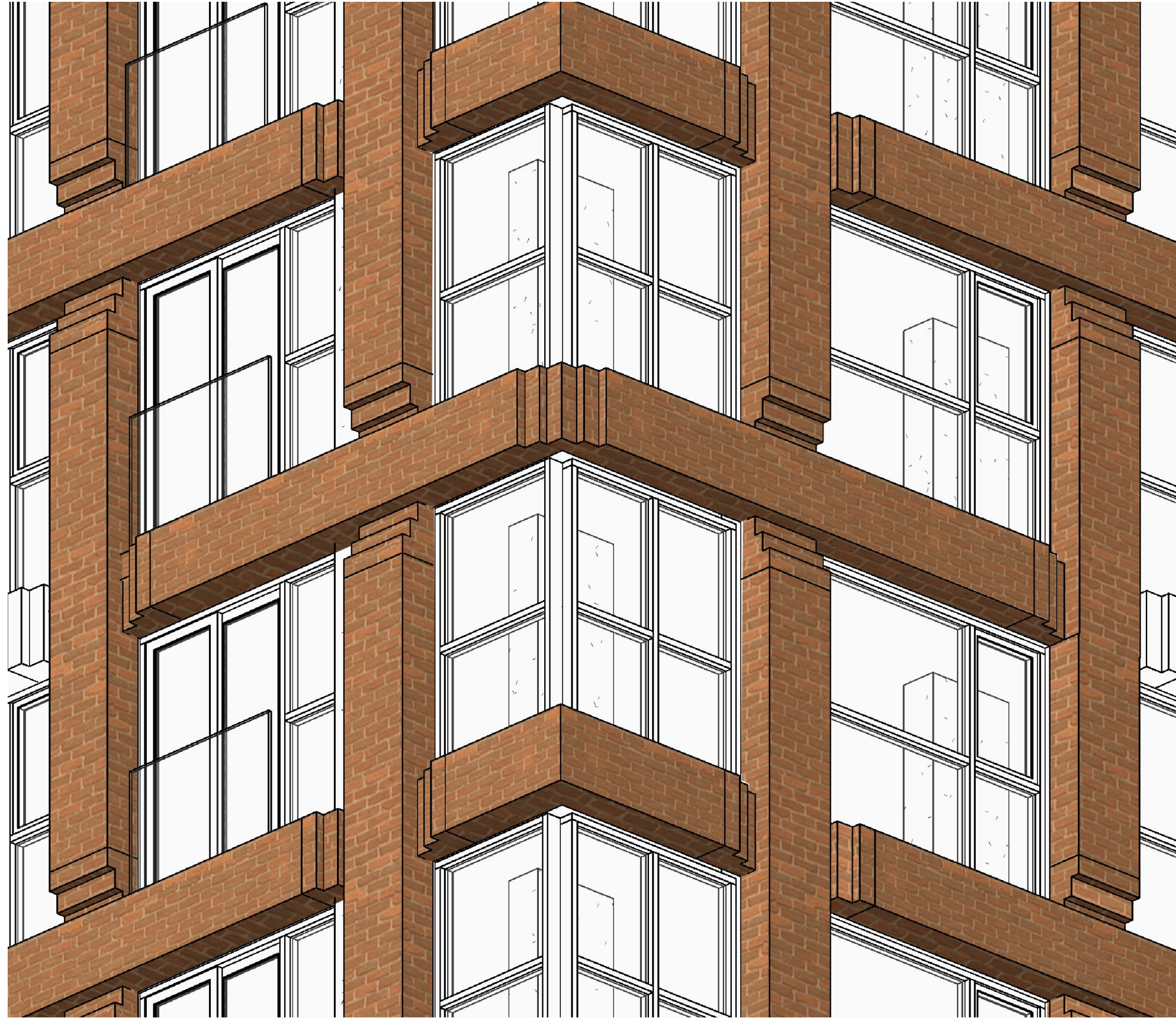
The Process - design sketches



The Process - design sketches

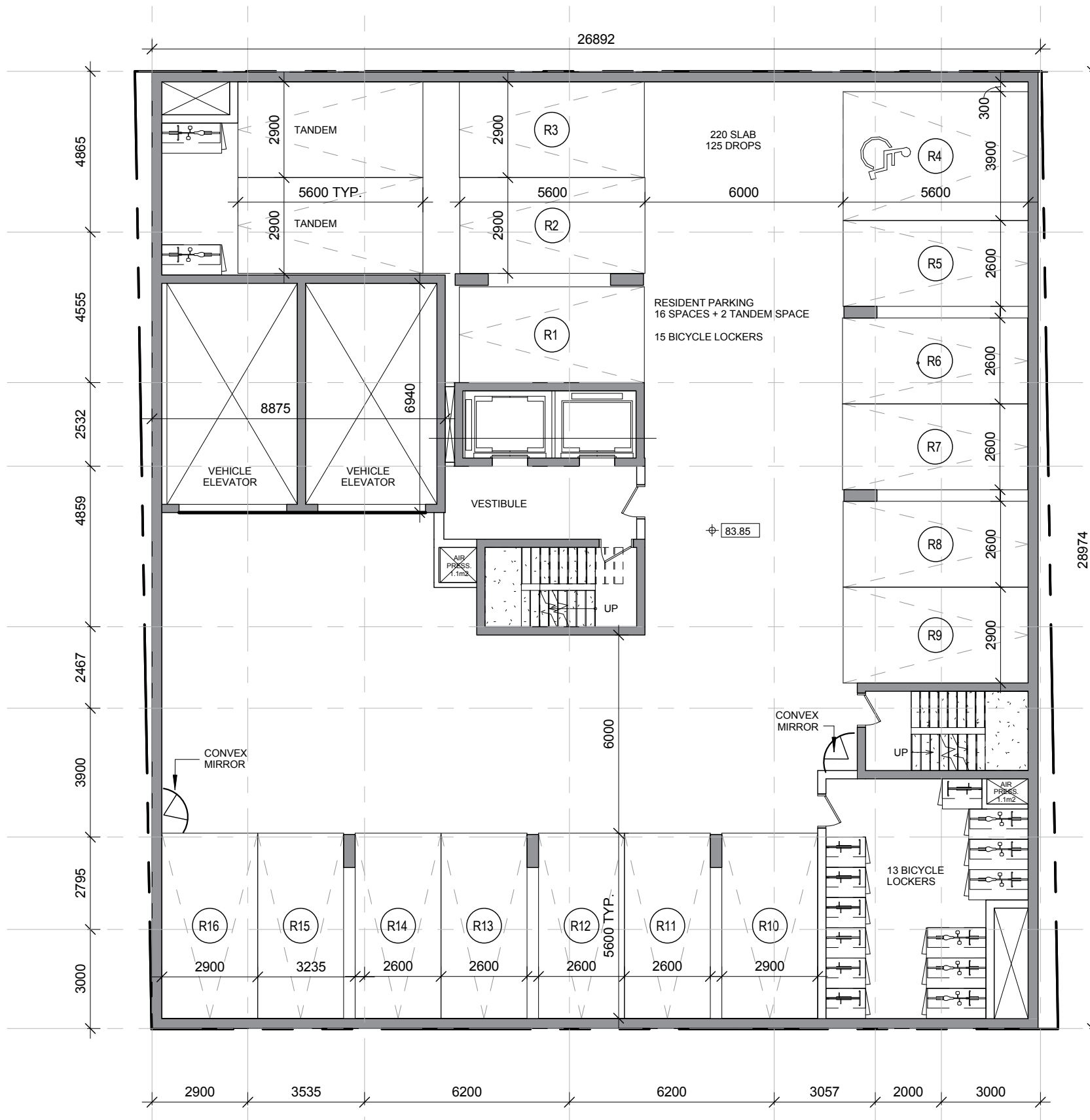


Elevation detail - base expression

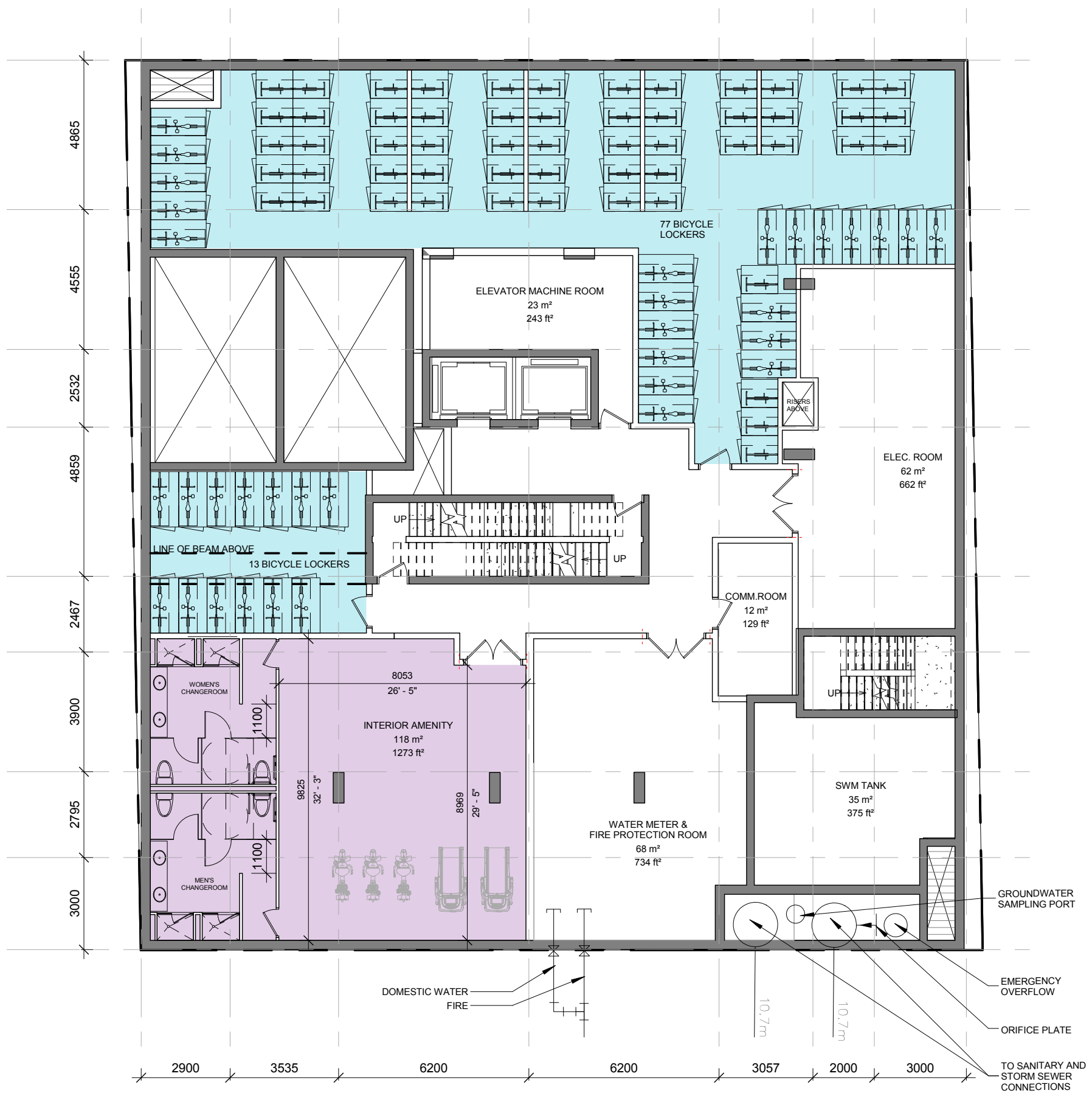


Elevation detail - base expression

The Proposal: Architectural Drawings

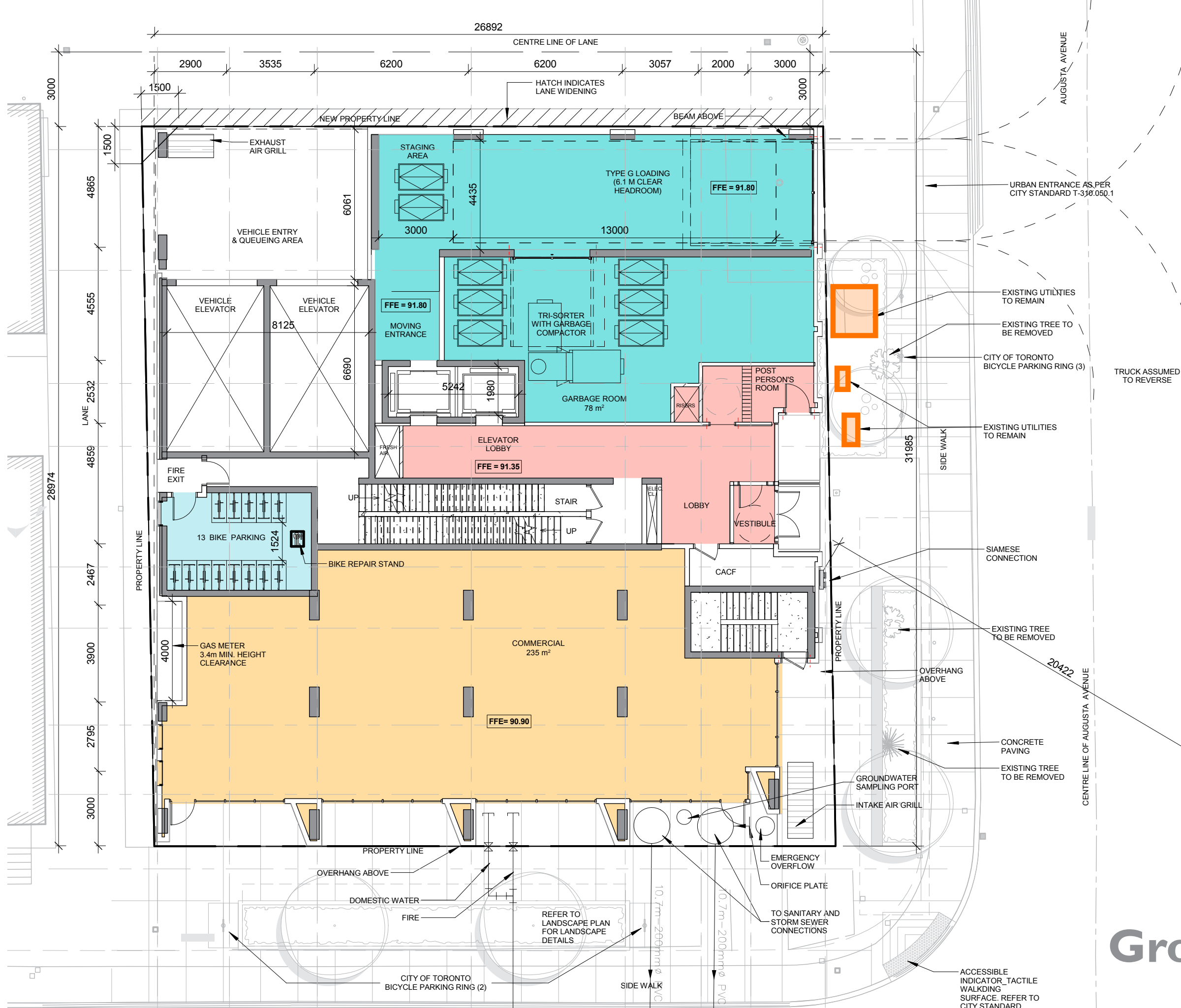


Parking Level Plans P1, P2



- BICYCLE PARKING
- INTERIOR AMENITY

Basement Plan



- BIKE PARKING
- COMMERCIAL
- CONDOMINIUM LOBBY
- GARBAGE & LOADING

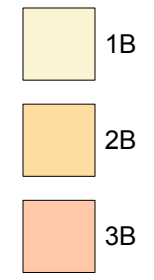
Ground Floor Plan

ACCESSIBLE INDICATOR TACTILE WALKING SURFACE. REFER TO CITY STANDARD T310.030-10

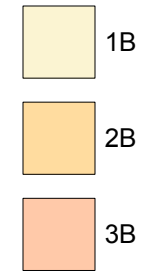


- 1B + D
- INTERIOR AMENITY
- PROPERTY MANAGER OFFICE

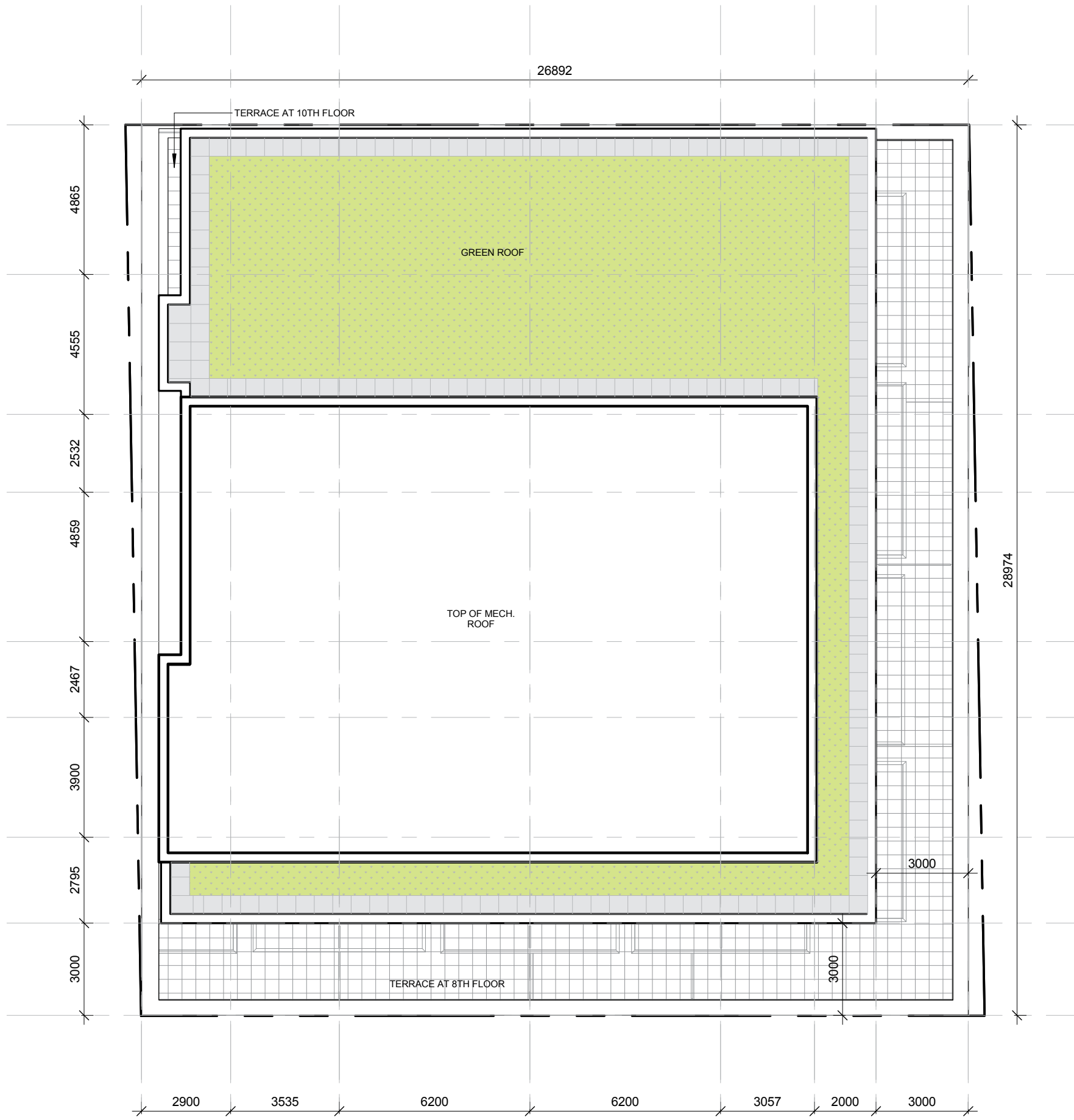
Second Floor Plan



Typical Lower (podium) Floor Plan



Typical Upper Floor Plan

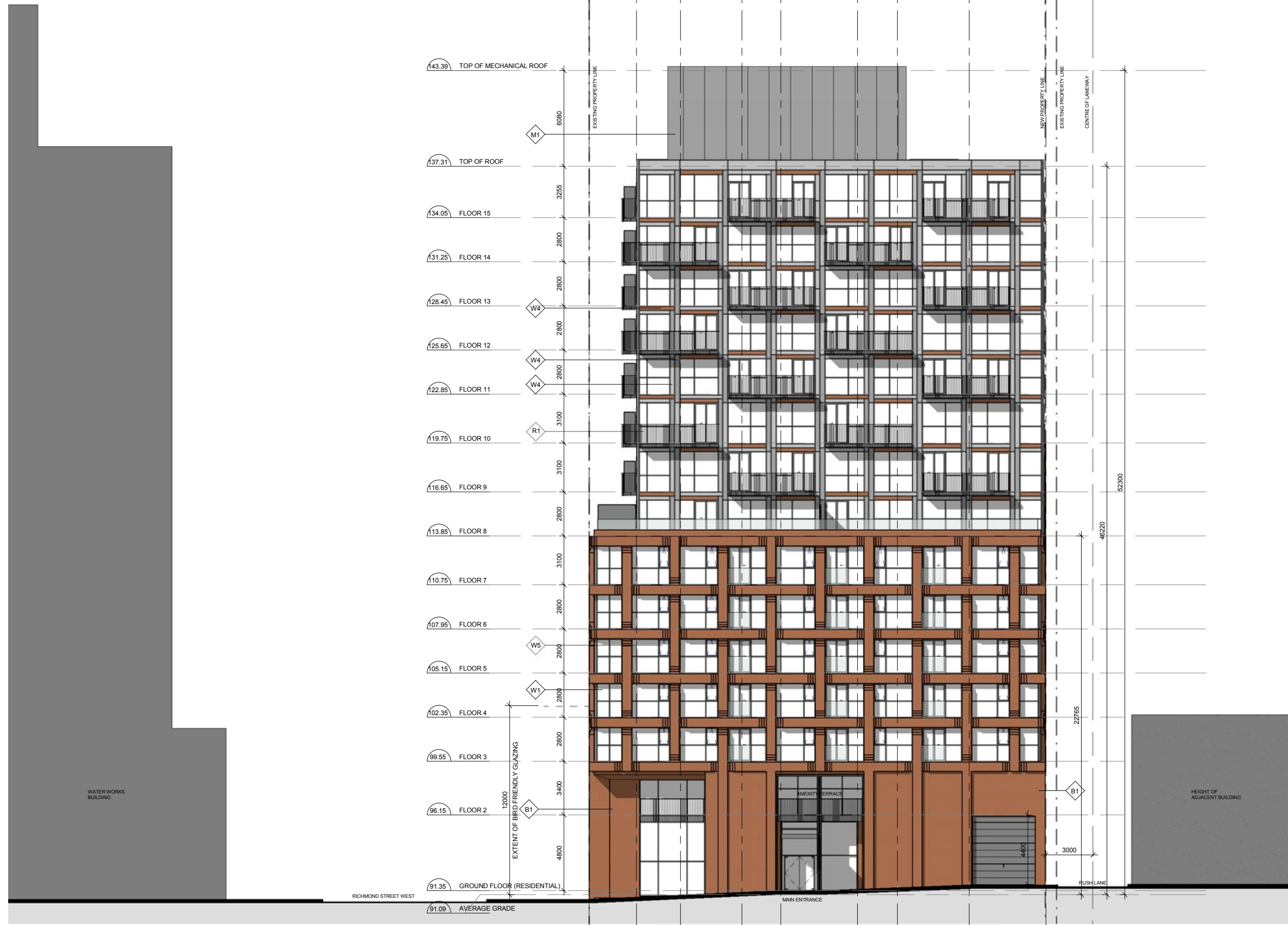


GREEN ROOF

Roof Plan



South Elevation



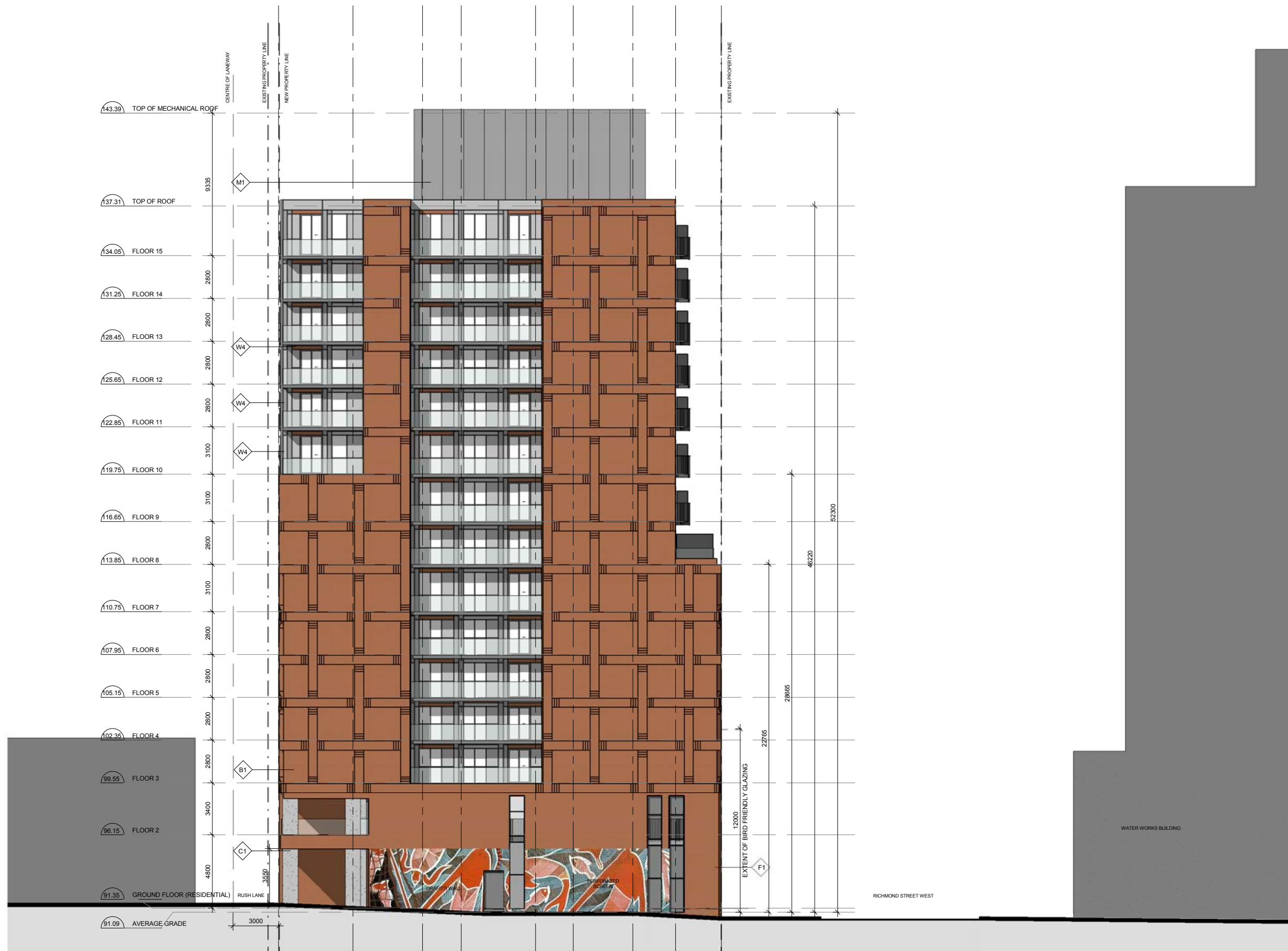
East Elevation



Elevation detail - upper and lower expression



Elevation detail - inviting graffiti in a controlled way



West Elevation



North Elevation

Perspective Looking West



Perspective Looking East



FSI density : 10.87

bike parking required: 118

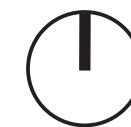
bike parking provided: 141 (excess of 23 spaces)

car parking required: 81

car parking provided: 16 spaces per level (x2) = 32 spaces

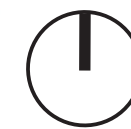
project statistics - parking, amenity

March Shadow Studies



- CURRENT PROPOSAL
- SHADOW FROM CURRENT PROPOSAL
- LINE OF AS-OF-RIGHT SHADOW LIMIT

MARCH 21, 9:18 AM



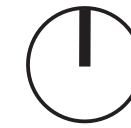
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MARCH 21, 10:18 AM



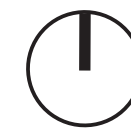
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MARCH 21, 11:18 AM



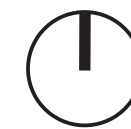
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MARCH 21, 12:18 PM



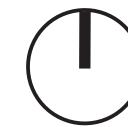
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- LINE OF AS-OF-RIGHT SHADOW LIMIT

MARCH 21, 1:18 PM



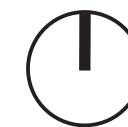
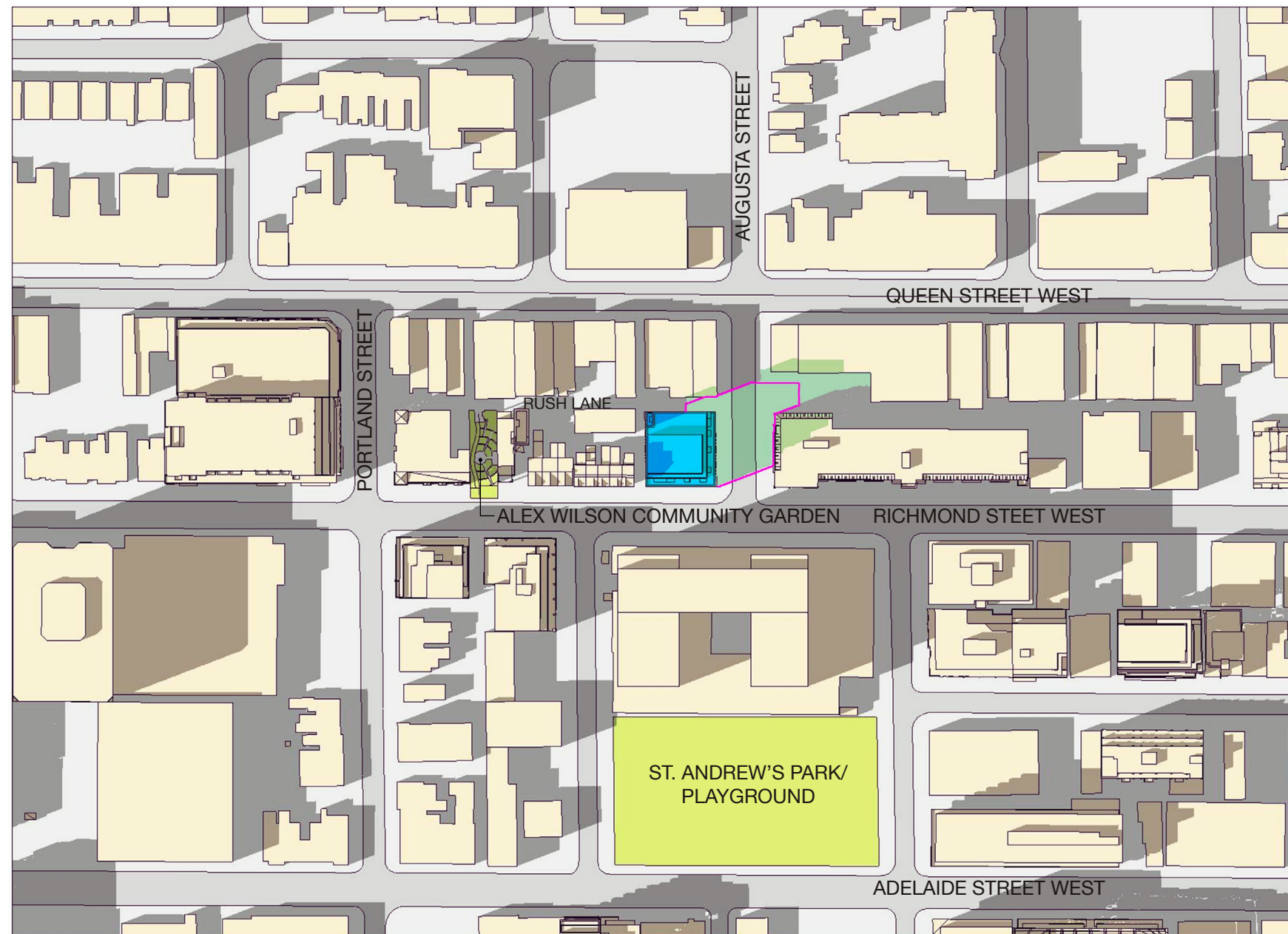
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- LINE OF AS-OF-RIGHT SHADOW LIMIT

MARCH 21, 2:18 PM



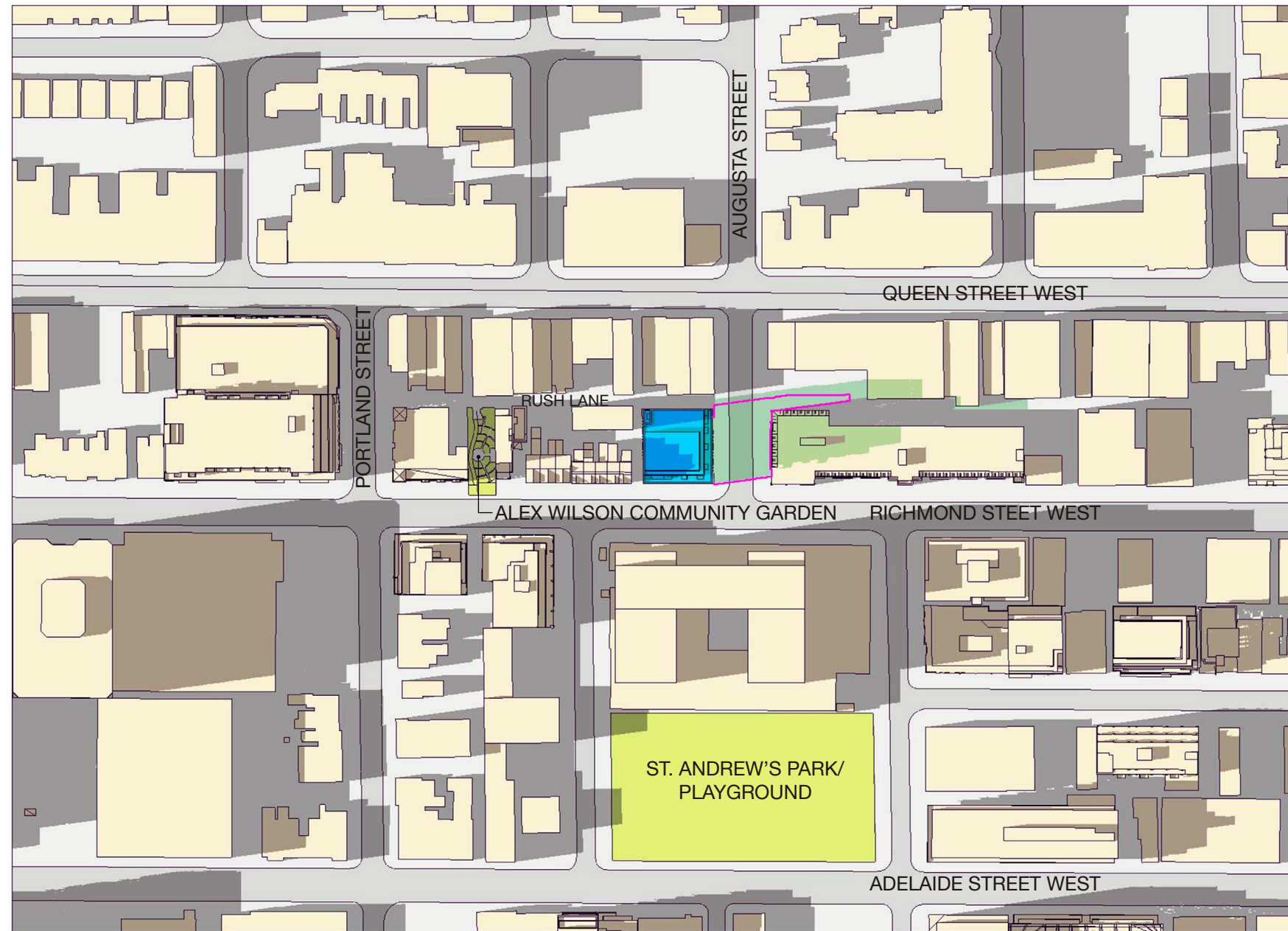
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- LINE OF AS-OF-RIGHT SHADOW LIMIT

MARCH 21, 3:18 PM



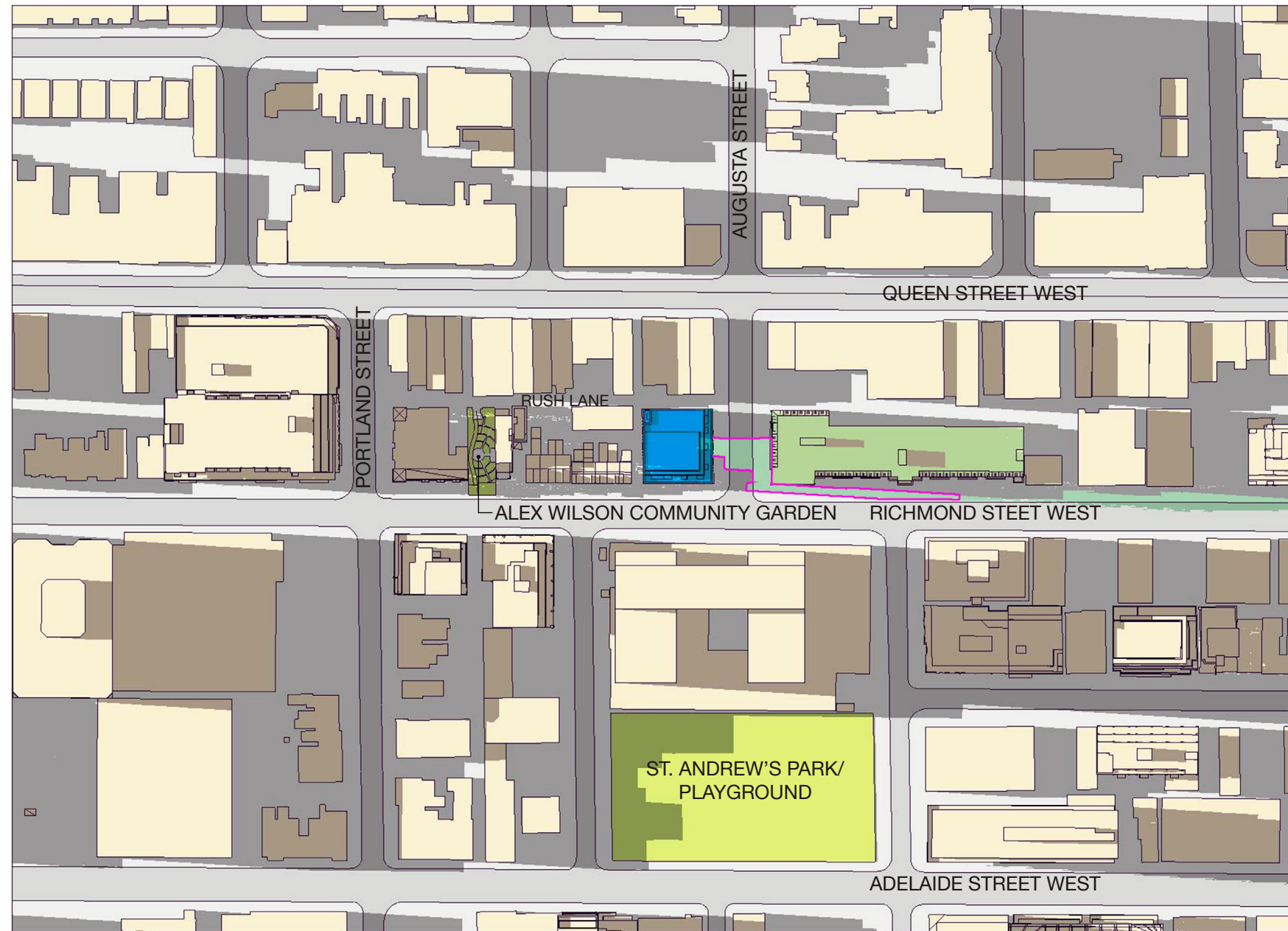
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MARCH 21, 4:18 PM



- CURRENT PROPOSAL
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- LINE OF AS-OF-RIGHT SHADOW LIMIT

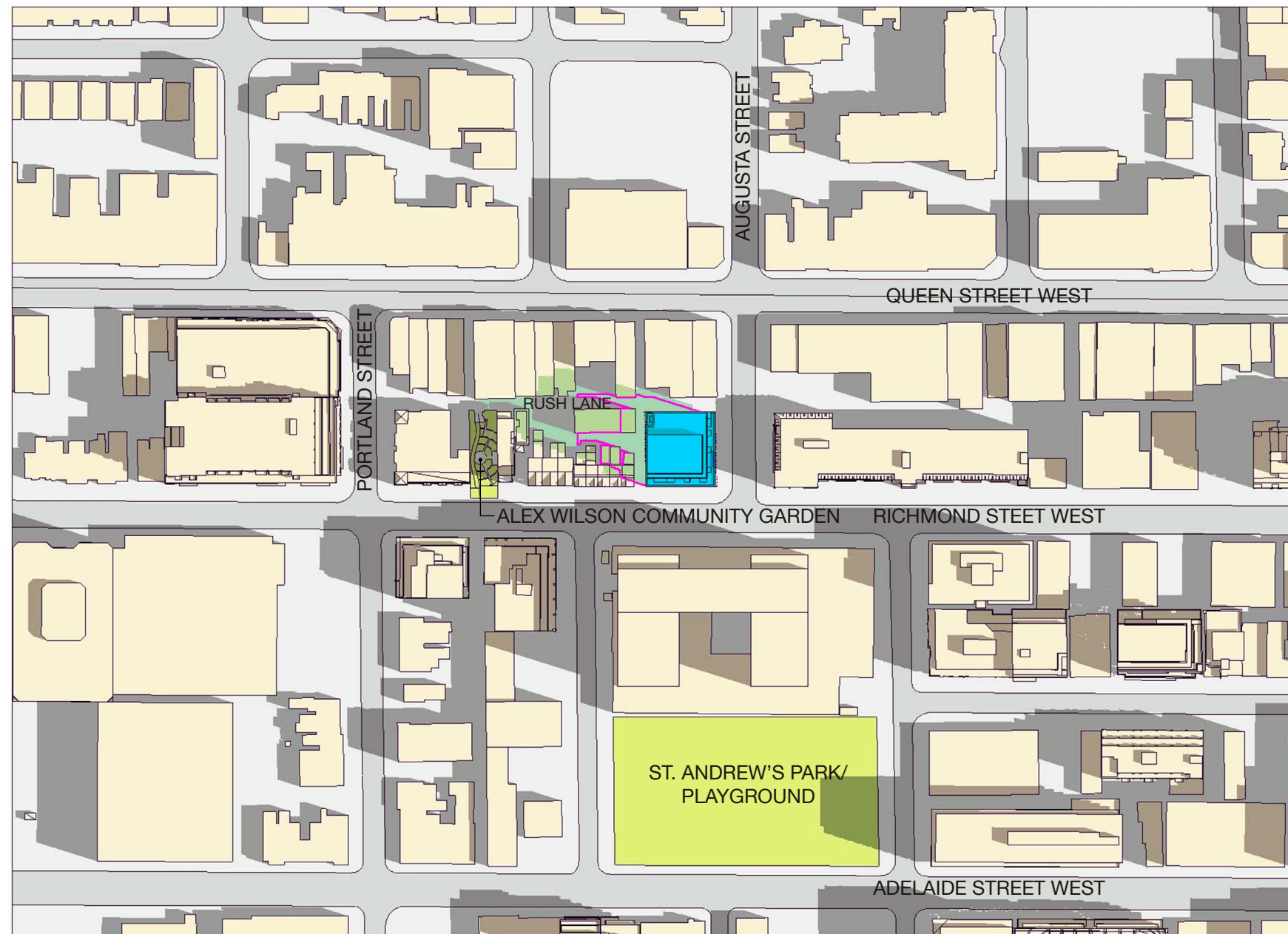
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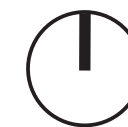
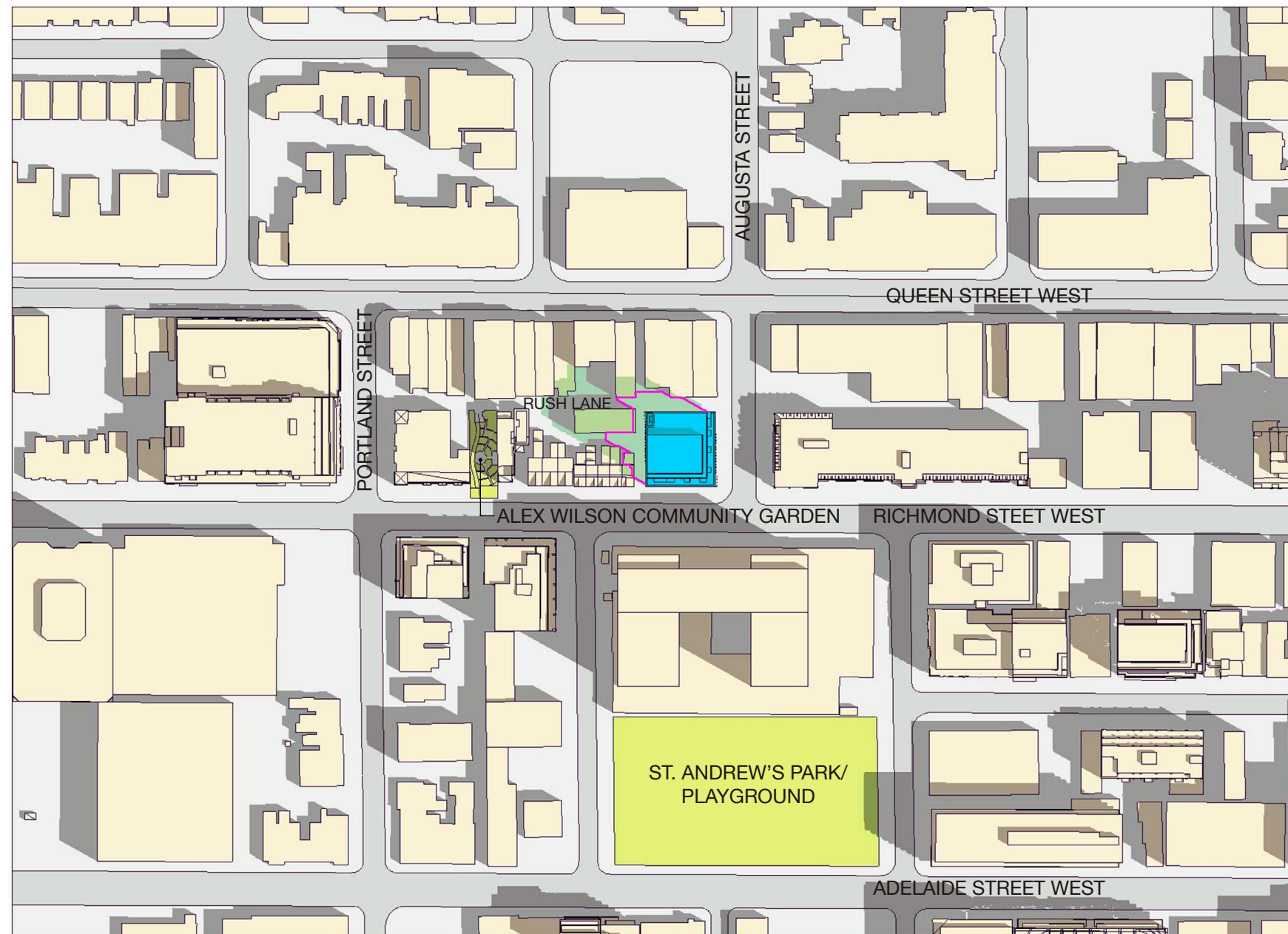
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June Shadow Studies



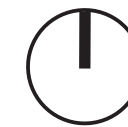
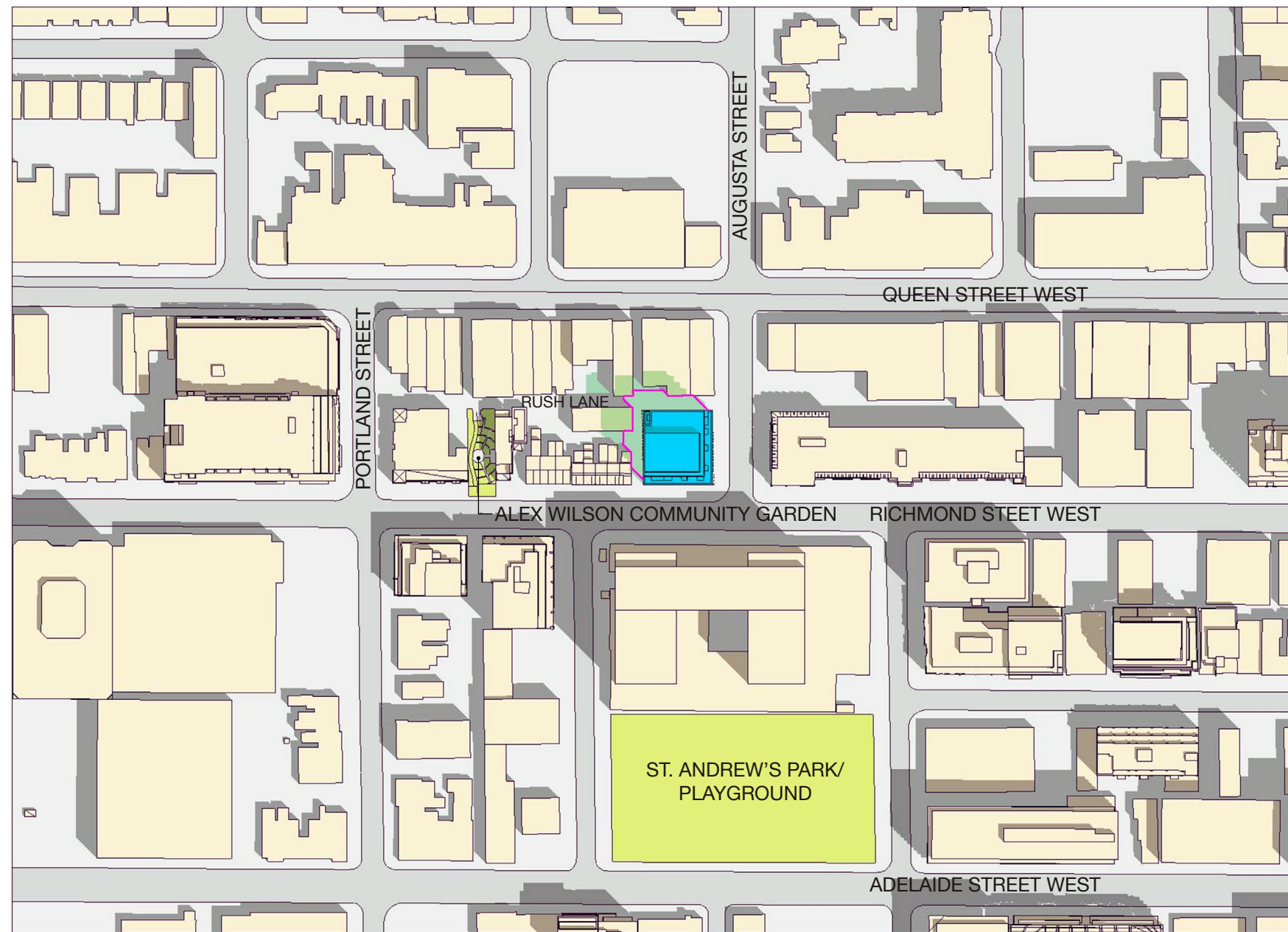
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JUNE 21, 9:18 AM



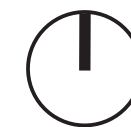
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JUNE 21, 10:18 AM



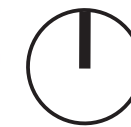
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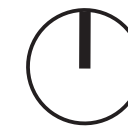
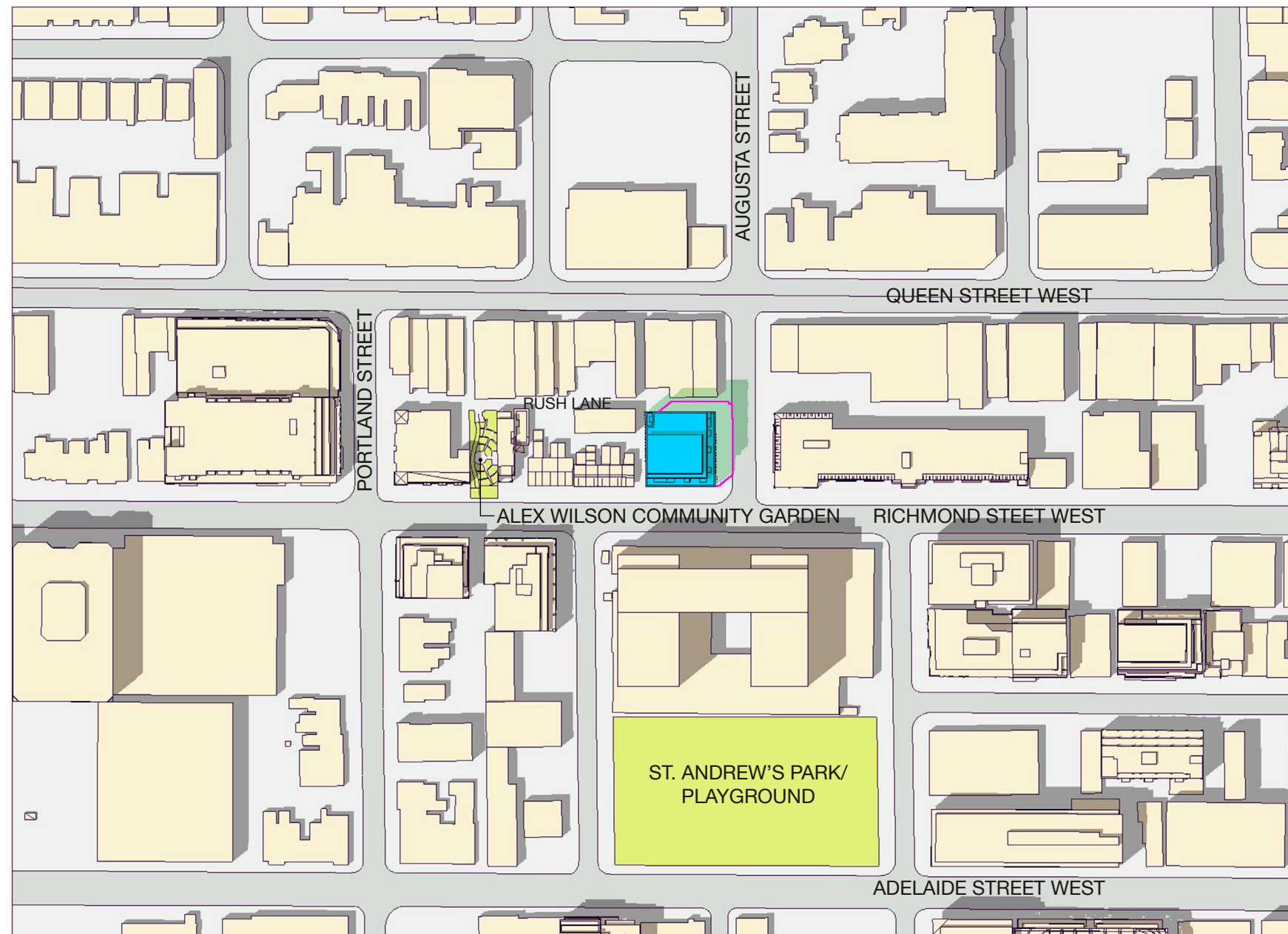
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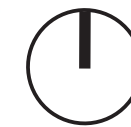
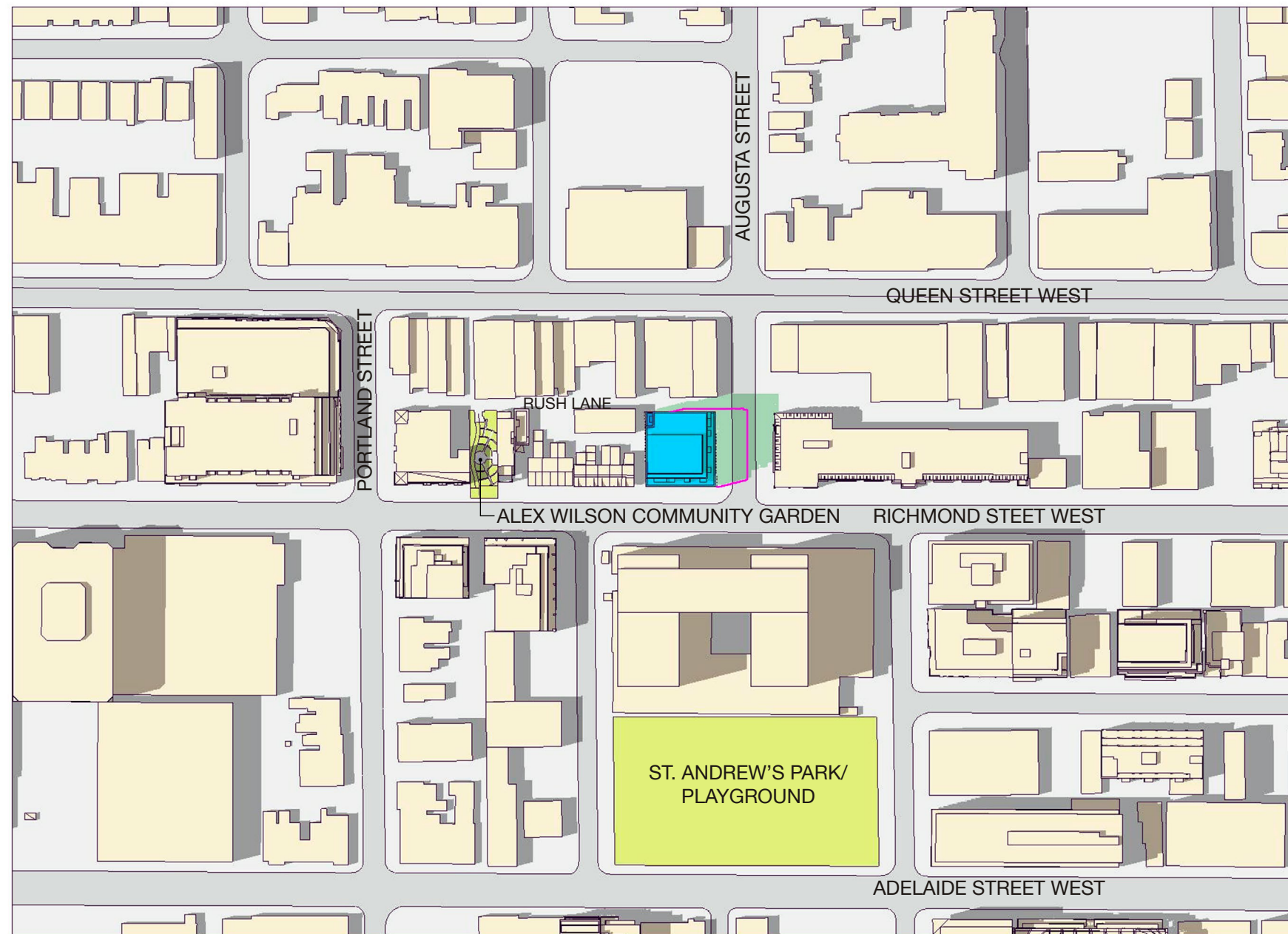
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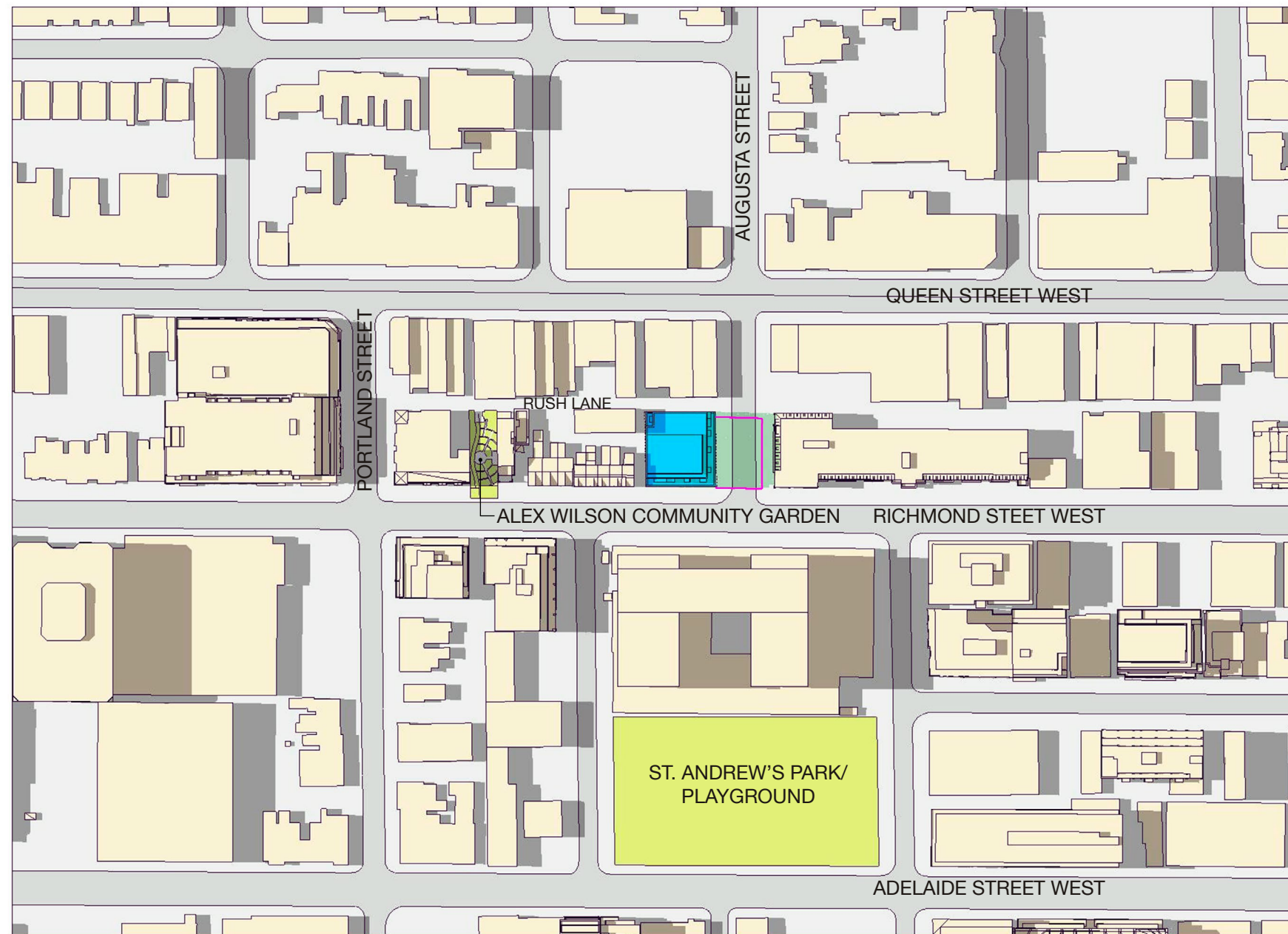
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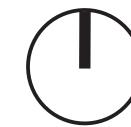
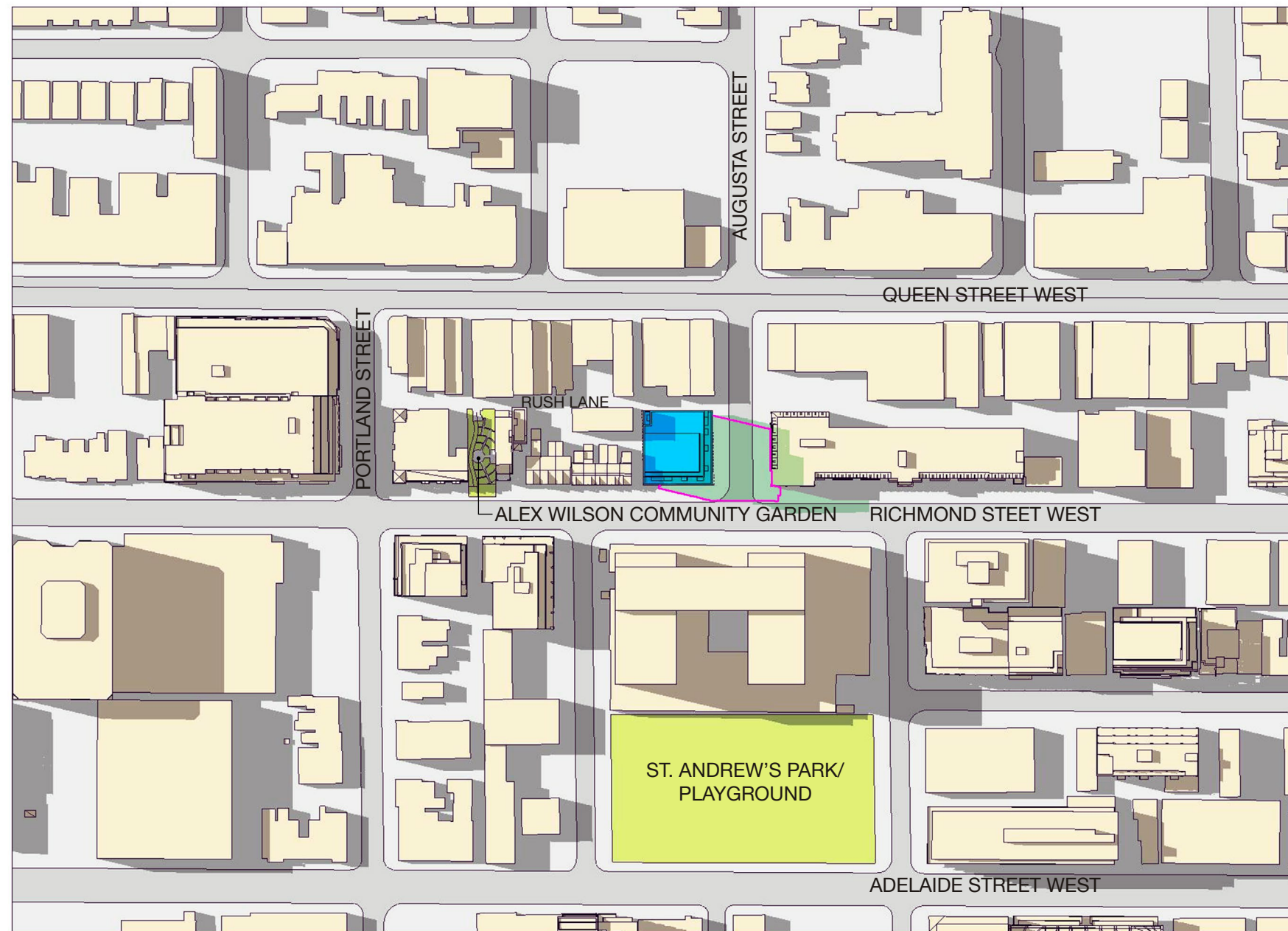
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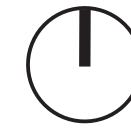
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JUNE 21, 4:18 PM



- CURRENT PROPOSAL
- SHADOW FROM CURRENT PROPOSAL
- LINE OF AS-OF-RIGHT SHADOW LIMIT

JUNE 21, 5:18 PM



- CURRENT PROPOSAL
- SHADOW FROM CURRENT PROPOSAL
- LINE OF AS-OF-RIGHT SHADOW LIMIT

JUNE 21, 6:18 PM

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